

First Mortgage on Real Estate

FILED  
GREENVILLE CO: S. C.

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BOOK 1193 PAGE 639

MORTGAGE  
OLLE PAIN  
R. M. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WILLIAM WALTON FECHT AND  
GLORIA E. FECHT

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of

Twenty-three Thousand Three Hundred Fifty and no/100----- DOLLARS (\$ 23,350.00 ), with interest thereon at the rate of 7-3/4% per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 25 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

Chick Springs Township, situate at the southeastern corner of the intersection of Fontana Drive and Tamarack Trail, being shown as Lot 36 on Plat of Fontana Forest, recorded in Plat Book YY, Page 171 in the R.M.C. Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Fontana Drive at the joint front corner of Lots 35 and 36; thence running with the eastern side of said Drive N. 50-20 W. 20 feet to an iron pin; thence N. 17-35 W. 75.5 feet to an iron pin; thence with the curve of the intersection of Fontana Drive and Tamarack Trail, the chord of which is N. 27-19 E. 35.3 feet to an iron pin on Tamarack Trail; thence with the southern side of Tamarack Trail N. 72-23 E. 115 feet to an iron pin at the corner of Lot 22; thence with the line of said lot S. 21-22 E. 79.3 feet to an iron pin at the rear corner of Lot 35; thence with the line of Lot 35 S. 56-51 W. 163.3 feet to a pin on Fontana Drive, the point of Beginning.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured herey, the mortgagor promises to pay to the mortgagee the sum of 1/48th of 1% of the original amount of this loan in payment of the mortgage guaranty insurance covering this loan and on his failure to pay it, the mortgagee may advance it for the mortgagor's amount and collect it as part of the debt secured by the mortgage.

(See attached page)

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.