

JUN 7 12 55 PM '71

First Mortgage on Real Estate

MAIN

OLLIE CARPUSWORTH
R.M.C. MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ARCH WALLACE, JR.----- (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 Eight Hundred Fifty and no/100----- DOLLARS** (\$ 23,850.00----), with interest thereon at the rate of **Seven and 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 **Twenty-five** 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, being shown as Lot 27 on plat of McSwain Gardens, made by C. O. Riddle, Surveyor, July 1954, recorded in the RMC Office for Greenville County in Plat Book GG at page 75, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the southwestern side of Astor Street at the joint front corner of Lots 26 and 27, and running thence with line of Lot 26, S 64-19 W 210 feet to an iron pin; thence N 25-41 W 100 feet to an iron pin; thence with line of Lot 28, N 64-19 W 210 feet to an iron pin; thence N 25-41 W 100 feet to an iron pin; thence with line of Lot 28, N 64-19 E 210 feet to an iron pin on the southwestern side of Astor Street; thence with said Street as the line S 25-41 E 100 feet to the point of beginning.

This is the same property conveyed to the mortgagors by Gloria S. Calloway, deed to be recorded herewith.

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

The mortgagor agrees that after the expiration of 10 years from the date hereof, mortgagee may at its option apply for mortgage insurance for an additional period of 5 years with the mortgage insurance company insuring this loan, and mortgagor agrees to pay to mortgagee as premium for such insurance 1/2% of the principal balance then existing.

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.