

FILED
GREENVILLE CO. S. C.
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BOOK 1201 PAGE 180

OLLIE FARNSWORTH
R. M. C.
MORTGAGE

First Mortgage on Real Estate

PLEASANTBURG

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

TROY E. COFFEY AND BOBBIE J. COFFEY (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 Seventeen Thousand and no/100----- DOLLARS (\$17,000.00-----), 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 Thirty--- 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 154 on plat of Montclaire Subdivision, Section 3, recorded in Plat Book WWW at page 57 in the RMC Office for Greenville County, and having the following metes and bounds:

Beginning at an iron pin on the northwestern side of Montclaire Road at joint front corner of Lots 153 and 154; thence with line of Montclaire Road, S 29-18 W 80 feet to an iron pin at corner of Lot 155; thence with lines of Lots 155, 156, and 157, N 62-22 W 264.4 feet to an iron pin at joint rear corner of Lots 154 and 157; thence N 27-38 E 90 feet to an iron pin at joint rear corner with Lot 153; thence with line of Lot 153, S 61-55 E 262.6 feet to the point of beginning.

The mortgagors agree that after the expiration of 10 years from 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 the 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.