

First Mortgage on Real Estate

FILED  
GREENVILLE CO. S. C.  
AUG 11 10 54 AM '77  
OLLIE FARMER  
MORTGAGE  
SOUTH  
S. C.

BOOK 1202 PAGE 124

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mary Love Fuller----- (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 Fifteen Thousand, Five Hundred Fifty and No/100----- DOLLARS

(\$15,550.00-----), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as 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, on the Eastern one half of Lot 23 of Section B of Stoneland Company Subdivision, plat of which is recorded in the R.M.C. Office for said County in Plat Book A at Page 337-345; plat for Donald R. Parent, Jr., and Cecelia D. Parent prepared by Bob Bruce, September 21, 1967, recorded in Plat Book WV at Page 9; said lot having the following metes and bounds to-wit:

Beginning at an iron pin on the Southern side of Randall Street at the joint front corner of the property conveyed hereby and Lot 25; running thence S. 1-41 E., 200 feet; thence S. 83-13 E., 54.25 feet to the point of beginning.

Also, all of the grantor's right, title and interest in and to the strip of land 8 feet in width which adjoins and lies to the South of the property described hereinabove and which is shown on the abovementioned plat as a portion of a closed 16 feet alley.

"The mortgagors agree that after the expiration of ten years from the date hereof, the mortgagee may at its option apply for mortgage insurance for an additional period of five years with the mortgage insurance company insuring this loan, and the mortgagor agrees to pay to the mortgagee as premium for such insurance one half of 1% 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.