

P/b

First Mortgage on Real Estate

FILED
GREENVILLE, CO. S. C.

SEP 1 4 48 PM '71

OLLIE FARNSWORTH
R. V. MORTGAGE

BOOK 1205 PAGE 106

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: M. Terry Eiland and Linda D. Eiland

----- (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-eight Thousand Three Hundred Fifty and No/100 ----- DOLLARS

(\$ 28,350.00 --), 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 --- 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, lying and being in Paris Mountain Township, On Wallingford Road, and shown and designated as lot no. 106 on a subdivision known as "Buxton" according to a plat entitled "Buxton" which is recorded in the RMC Office for Greenville County, in Plat Book 4N at pages 2,3, and 4, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING AT AN IRON PIN, on the southern side of Wallingford Road at the joint front corner of Lots no. 105 and no. 106 and running thence with said Wallingford Road N 69-11 E 90.2 feet to an iron pin; thence continuing along said road N 76- 44 E 24.8 feet to an iron pin at the joint corner of Lots no. 106 and no. 107; thence continuing with the line of lot no. 106 and no. 107 S 23-01 E 195.9 feet to an iron pin at the joint rear corner of lot no. 106 and no. 107; thence S 32-09 W 126.25 feet to an iron pin at the rear corner of Lot no. 97; thence S 81-39 W 10.35 feet to an iron pin at the joint rear corner of lot no. 105 and no. 106; thence with the common line of said lots N 23-14 W 272.9 feet to an iron pin on Wallingford Road, the point of beginning.

Derivation: Deed Book 910 at page 483, in the RMC Office for Greenville County.

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 (5) 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.