

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ralph G. Templeton, Jr. and Jane
G. Templeton

(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 and No/100 DOLLARS

(\$ 23,000.00), 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 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 Mort-
gagee 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 be-
fore the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-
gained, 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 southerly side of
Selwyn Drive, near the City of Greenville, S. C., being known and designated as
Lot No. 33 and a small portion of Lot No. 32 on plat of Timber Lake, as recorded
in the RMC Office for Greenville County, S. C., in Plat Book BB, page 185 and having
according to a more recent plat entitled "Property of Michael P. Mullins" recorded
in the RMC Office for Greenville County, S. C., in Plat Book NNN, page 53, the fol-
lowing metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Selwyn Drive, said pin being the
joint front corner of Lots 32 and 33 and running thence along the southeasterly
side of Selwyn Drive N 51-16 E 50 feet to an iron pin; thence continuing with said
Drive N 60-06 E 59.1 feet to an iron pin, the joint rear corner of Lots 33 and 34;
thence with the common line of said lots S 31-23 E 224.7 feet to an iron pin, joint
rear corner of Lots 33 and 34; thence S 34-38 W 68.1 feet to an iron pin; thence
N 46-55 W 62.9 feet to an iron pin; thence N 10-21 W 32 feet to an iron pin; thence
N 46-12 W 162.9 feet to an iron pin, the point of beginning.

In addition to and together with the monthly payments of principal and interest
under the terms of the note secured hereby, 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.

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 fix-
tures and equipment, other than the usual household furniture, be considered a part of the real estate.