

GREENVILLE CO. S. C.

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BOOK 1227 PAGE 01

OLLIE FARNSWORTH
R.H.C.

First Mortgage on Real Estate

Main

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mary Hull K. Middlebrook (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

Thirty-four Thousand Two Hundred and no/100-----DOLLARS

(\$ 34,200.00--), 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, City of Greenville, being shown as Units 17, 18 and 19 of Block C as shown on plat of Forest Hills, recorded in the REC Office for Greenville County in Plat Book D at page 206, and more particularly described as follows according to survey and plat by J. C. Hill, dated August 17, 1959:

Beginning at an iron pin on the southeast side of Pine Forest Drive at joint front corner of Units 16 and 17 of Block C and running thence along joint line of said Units, S 30 E 227.5 feet to an iron pin; thence N 68-15 E 106.8 feet to an iron pin in Pine Forest Drive; thence with Pine Forest Drive, the following courses and distances, N 26-00 W 136.1 feet, N 50-30 W 86 feet, N 87 W 45 feet to the point of beginning.

Derivation: Deed Book 632 at page 419.

In addition to and together with the monthly payments of principal and interest under the terms of the note and mortgage, 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 her failure to pay it, mortgagee may advance it for mortgagor's account and collect it as a part of the debt secured hereby.

The mortgagor agrees that after the expiration of 10 years from date, mortgagee may at its option apply for mortgage insurance for an additional 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.