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GREENVILLE CO. S. C.

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BOOK 1234 PAGE 205

First Mortgage on Real Estate

OLLIE FARNSWORTH  
R. M. C.

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, William Hunter Cook and  
Janis C. Cook

(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  
Thousand and No/100-----DOLLARS

(\$30,000.00), 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 30 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 northerly side  
of Fernwood Drive, being shown and designated as Lot No. 4 on Plat of  
Edwards Forest, Section IV, recorded in the RMC Office for Greenville  
County, South Carolina, in Plat Book JJJ at Page 82, and having,  
according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northerly side of Fernwood Drive, joint  
front corner of Lots Nos. 4 and 5, and running thence with the joint  
line of said lots N. 33-15 W. 175 feet to an iron pin; thence N. 56-45  
E. 100 feet to an iron pin; thence S. 33-15 E. 175 feet to an iron pin  
on Fernwood Drive, running thence with the northerly side of Fernwood  
Drive S. 56-45 W. 100 feet to the point of beginning;

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.