

GREENVILLE CO'S. S. C.
OLLIE FARNSWORTH
R.M.C.

BOOK 1234 PAGE 412

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Lee K. Finklea & Kathy W. Finklea (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

Eleven Thousand Seven Hundred and No/100ths----- DOLLARS

(\$ 11,700.00), 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 eighteen 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 Southern side of Melville Ave., being shown as Lot No. 2 on a Plat of Aberdeen Highlands Subdivision, dated November 1941, prepared by Dalton & Neves, recorded in Plat Book M at Page 37, in the RMC Office for Greenville County and having according to said Plat the following metes and bounds TO WIT:

BEGINNING at an iron pin on the Southern side of Melville Ave. at the joint front corner of Lot 2 and Lot 3 and running thence with Lot 3 S. 35-44 E. 168 feet to an iron pin at the joint rear corner of Lot 2 and Lot 3; thence with a 20 feet alley N. 62-29 E. 66.65 feet to an iron pin at the intersection of a 30 ft. street; thence with said street N. 35-44 W. 177.3 feet to an iron pin on Melville Ave.; thence with said Avenue S. 54-25 W. 66 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by Deed of E. M. Ledford to be recorded herewith.

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.

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.