

GREENVILLE, S. C.
JUN 21 11 39 AM '72

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OLLIE EARNSWORTH
R.M.C.
MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Carroll/Hughes

(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 Thousand Three Hundred and No/100 (\$20,300.00)-----DOLLARS

(\$ 20,300.00), 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 on the north-westerly edge of Griffin Road and being described as follows:

BEGINNING at a point in the center of Griffin Road at the northeasterly corner of a 10-acre tract and running thence N. 77 W., 450 feet to an iron pin; thence S. 13 W., 210 feet to an iron pin; thence S. 81-48 E., 345 feet to a point in the center of Griffin Road, which point is located .1 mile from the intersection of Griffin Road and McCall Road; thence along said Griffin Road, N. 45-38 E., 110 feet to a point in said road; thence continuing with said road, N. 40-50 E., 100 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Clyde C. Hughes and Betty Joyce Hughes of even date 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 1/49th 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 mortgagee agrees 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 a premium for such insurance one half of 1% of the principal balance then existing.

Together with all and singular the right, moieties, benefits, and appurtenances of the land hereinafter described in any way incident or appertaining, and all of the rents, issues, and profits which may come or be due thereon, and including all heating, plumbing, and electric fixtures, and any other improvements, fixtures, and appurtenances attached, connected, or fixed thereto in any manner, and the contents of the parcels hereinafter described, and all fixtures and equipment, other than the usual household furniture, and all other personal property, and all other