

Greenville, S.C.
1977
OUIE HATHWORTH
P.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Henry F. Surles, III and
Susan K. Surles

(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 and No/100ths

(\$ 20,000.00) Dollars as evidenced by the Mortgagee'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 refinanced to or for the Mortgagor's account, including advances made by the Mortgagee on other of its 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 Mortgagee in kind well and truly paid by the Mortgagor at and before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, 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, siting and being in the State of South Carolina, County of Greenville, and being known and designated as Lot No. 4 on a plat of Chilch Estates by T. H. Walker, P.M.C., dated July 26, 1977 and recorded in the P.M.C. Office for Greenville County in Plat Book 49 at Page 33 and having; according to said plat, the following acres and bounds, to-wit:

BEGINNING at an iron pin located at the joint front corner of Lot No. 3 and Lot No. 4 and running thence with the joint line of Lots 3 and 4, N. 10-15 E. 124 feet to a point at the joint rear corner of Lots 3 and 4; thence S. 82-14 E. 191.95 feet to an iron pin; thence S. 10-10 W. 255 feet to an iron pin at the joint corner of Lots 5 and 4; thence with the joint line of Lots 5 and 4, N. 81-25 W. 143.4 feet to a point on the eastern side of Buckskin Road; thence with the eastern side of Buckskin Road as an arc (the chord of which is N. 2-15 E.) 46 feet to a point; thence still with the arc of Buckskin Road (the chord of which is S. 82-32 W., 46 feet to 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 1/12th 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 fund 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, accretions, accretions, and appurtenances to the same belonging or in any way incident or appurtenant, and all of the rents, issues, and profits which may arise or be had therefrom, and including all leasing, planting, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or 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.