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GREENVILLE CO. S. C.

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BOOK 1243 PAGE 565

First Mortgage on Real Estate

ELIZABETH RIDDLE  
R.M.C.  
MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Paul J. Serkins & Sue B. Serkins ----- (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-nine Thousand Nine Hundred and No/100 -----DOLLARS (\$ 29,900.00 -----), with interest thereon at the rate of Seven & Three-fourths per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter 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 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,

ALL that piece, parcel or lot of land being shown and designated as a portion of Lot No. 359, Del Norte Estates, Section 3, according to a plat recorded in the R.M.C. Office for Greenville County in Plat Book 4N at Page 14 and Page 15 and according to a more recent plat entitled "Revision of Lot No. 359, Del Norte Estates, Section 3" made by Piedmont Engineers and Architects, March 30, 1972 recorded in the R.M.C. Office for Greenville County in Plat Book 4U at Page 53 has the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of Lots Nos. 358 and 359 on the turn-around of Ladbroke Road and running thence along the joint line of said lots S. 57-55 E., 133.3 feet to an iron pin; running thence S. 30-40 W., 100.9 feet to an iron pin on Sherborne Drive; running thence with said drive N. 54-31 W., 152.9 feet to an iron pin near the intersection of Ladbroke Road; running thence with the curve of said intersection, the chord of which is, N. 10-32 W., 35.9 feet to an iron pin on Ladbroke Road; running thence with said road N. 33-27 E., 25.0 feet to an iron pin; running thence with the curve of the said turn-around on Ladbroke Road S. 85-02 E., 30.0 feet to an iron pin; thence continuing with said curve N. 59-28 E., 30.0 feet to an iron pin, 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 1/48th 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.

-----continued on back -----

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.