

FILED
GREENVILLE CO. S. C.
AUG 18 4 30 PM '72
ELIZABETH P. ROSS
MORTGAGE
S.C.

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Joseph E. Wolfe, Jr. and (hereinafter referred to as Mortgagor) SEND(S) GREETING:
Susanne N. Wolfe

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-Three Thousand, Seven Hundred Fifty and No/100----- DOLLARS
(\$ 23, 750. 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, in Chick Springs Township, being known and designated as Lot 10 of Brookwood Forest, Section 3 on plat prepared by Webb Surveying & Mapping Co., December 1965 and recorded in the R. M. C. Office for Greenville County in Plat Book BBB at Page 156 and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the eastern side of Charing Cross Road, joint front corner of Lots 9 and 10; thence along the joint line of said lots, S. 71-53 E. 162.2 feet to an iron pin; thence N. 19-46 E. 100 feet to an iron pin at rear corner of Lot 11; thence along the line of that lot, N. 71-55 W. 164.8 feet to an iron pin on the eastern side of Charing Cross Road; thence along the eastern side of Charing Cross Road, S. 18-07 W. 100 feet to the beginning corner;

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 mortgagors agree 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 fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.