

REGULATION NO. 22  
COMPLIED WITH

First Mortgage on Real Estate

GREENVILLE CO. S. C.  
FEB 7 3 38 PM '73  
DONNIE S. TANKERSLEY  
R.H.C.

1236 PAGE 179

MORTGAGE DOC. # 22259

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JEFFREY M. LEMOINE AND MARY ANN  
LEMOINE

(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 Nineteen Thousand  
Nine Hundred Twenty-Five and No/100-----DOLLARS

(\$19,925.00-----), 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 thirty (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 Mort-  
gagee 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 be-  
fore the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-  
gained, 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, Town of Simpsonville, being  
shown and designated as Lot No. 156, on plat of Section 2, Bellingham, recorded in the RMC  
Office for Greenville County, S. C., in Plat Book "4 N", at Page 79, and having, according  
to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southerly side of Brookmere Road, joint front corner of Lots Nos.  
155 and 156, and running thence with the joint lines of said lots, S. 30-52 W. 154 feet to an iron  
pin; thence N. 60-53 W. 85 feet to an iron pin, joint rear corner of Lots Nos. 156 and 157; thence  
with the joint lines of said lots, N. 32-41 E. 160.3 feet to an iron pin on the southerly side of Brook-  
mere Road; thence with the southerly side of Brookmere Road, S. 56-31 E. 80 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 mortgagors promise to pay to the mortgagee for the term of the guaranty policy  
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 mortgagors' amount  
and collect it as part of the debt 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 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 fix-  
tures and equipment other than the usual household furniture, be considered a part of the real estate.