

REGULATION NO. 22  
COMPLIED WITH

First Mortgage on Real Estate

FILED  
GREENVILLE CO. S. C.

JUN 15 9 06 AM '73

DONNIE S. TANKERSLEY

MORTGAGE

BOOK 1281 PAGE 567

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: GEORGE FRANKLIN BREWER and JULIA  
MASTERS BREWER

(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 FOUR THOUSAND SEVEN HUNDRED and NO/100----- DOLLARS

(\$24,700.00), 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 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, on the south side of Brushy  
Creek Road, being shown and designated as Lot 102 on a plat of Section 3, Colonial  
Hills near Greenville, S. C., prepared by Piedmont Engineers & Architects, dated May  
7, 1965, recorded in the RMC Office for Greenville County, South Carolina, in Plat  
Book BBB, at Page 91, and having according to said plat the following metes and  
bounds, to-wit:

Beginning at a point on the south side of Brushy Creek Road at the joint front corner  
of Lots 102 and 103 and running thence along the common line of said Lots S. 39-46 W.  
186.4 feet to a point in the rear line of Lot 106; thence running along the rear lines  
of Lots 106 and 107 N. 43-35 W. 128.0 feet to a point; thence along the common line  
of Lot 34 and 102 N. 28-00 E. 145.0 feet to a point on the south side of Brushy Creek  
Road; thence along the said Brushy Creek Road S. 60-55 E. 159.3 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  
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 mortgagor's 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 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, 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 fi-  
tures and equipment, other than the usual household furniture, be considered a part of the real estate.