

FILED
GREENVILLE CO. S. C.
JUL 7 9 51 AM '73
HOWARD S. JAMESLEY
R. M. C.
MORTGAGE

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First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charles

R. Wallace and Jane C. Wallace, (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-Seven Thousand and Fifty and 00/100 ----- DOLLARS

(\$ 27,050.00), 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 twenty (20) 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, on the southeastern side of Trammell Road, being shown as Lot No. 6 on a plat of property of P. B. and Billie J. McGrary dated January 25, 1963, recorded in the R.M.C. Office for Greenville County in Plat Book "000", at page 157, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south-western side of Trammell Road in the joint front corner of Lots Nos. 6 and 7 S. by E. 202.8 feet to an iron pin in the line of Lot No. 8; thence with Lot No. 8 N. 81 E. 117 feet to an iron pin on the eastern side of Blanche Drive; thence with said Drive N. 10 W. 150.4 feet to an iron pin near the intersection of Trammell Road and Blanche Drive; thence with the curvature of said intersection 25.7 feet to an iron pin on Trammell Road; thence with said lot S. 33-27 W. 88 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 warranty policy the sum of 1/10th of 1% of the original amount of this loan in payment of the mortgage warranty policy of insurance covering this loan and in their failure to pay it, the mortgagee may arrange it for the mortgagors' amount and collect it as part of the next payment by the mortgagee.



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.

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