

RECORDED
GREENVILLE CO. S. C.
JUN 13 12 54 PM '74
GONNIE S. TANKERSLEY
R.H.C.

1314 151

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Quince O. Lewis and

Wanda B. Lewis (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-Three Thousand One Hundred and No/100-----DOLLARS

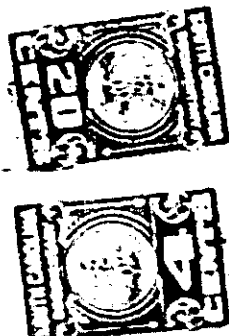
(\$ 23,100.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is thirty (30) years after the date hereof, unless extended by mutual consent, the terms 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:

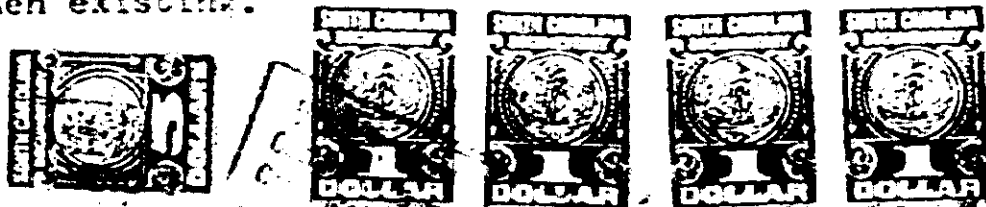
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, designated as Lot 40 of Extension of Section 1 of Subdivision known as Brookwood as shown on a plat by C. C. Jones, February 13, 1963, recorded in the P.M.C. Office for said County in Plat Book XX, at Page 96, and having according to said plat metes and bounds as follows: BEGINNING at iron pin on North-ernside of Holborn Lane joint front corner of Lots 40-41; thence along said joint line North 5-35 West 261.9 feet to point in branch, said point branch being witnessed by an iron pin 10 feet, more or less; thence following center of said branch traverse line; thence South 60-20 West 40 feet, South 27-52 West 100 feet, South 0-10 East 140 feet to iron pin on the Northern side of Holborn Lane joint pointer of Lots 39 and 40; thence along the Northern side of Holborn Lane South 89-05 East 105.6 feet to the beginning."

This being the identical property conveyed to the Mortgagors by Deed of Bobby A. Kirby and Carolyn B. Kirby to be recorded simultaneously herewith.



"The mortgagors agree to maintain guaranty insurance in force until the loan balance reaches 75% or less of the original appraisal or sales price, whichever is less, and the mortgagee may apply for mortgage guaranty insurance to comply with the above, through the mortgage guaranty insurance company insuring this loan, and that the mortgagor agrees to pay to the mortgagee, annually, as premium for such insurance 1/4 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.

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