

FILED
GREENVILLE CO. S. C.
MAY 23 3 31 PM '74
BOHME & TAYLOR

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: RAYMOND T. KINSLER, JR. & MARILYN
GAIL KINSLER

(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
THIRTY-THREE THOUSAND TWO HUNDRED AND NO/100-----DOLLARS

(\$ 33,200.00), 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 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

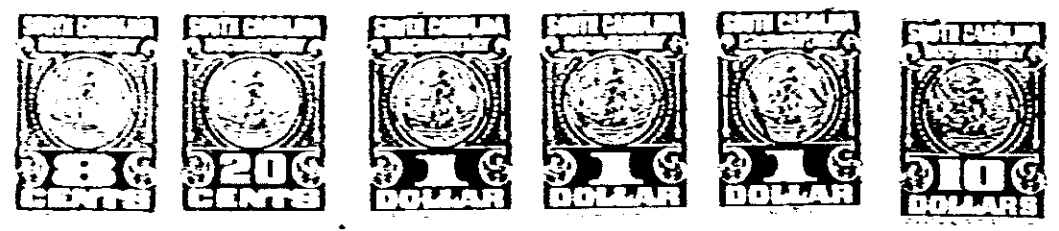
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as
may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee
on other or no security:

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, being known and
designated as Lot No. 3 on a plat of Fairway Acres, prepared by C. C.
Jones, Engineer, dated June, 1964, recorded in plat book FFF at page 64
and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Terrain Drive, joint
front corner of Lots No. 3 and 4 and running thence with the line of Lot
No. 4, N. 24-33 W., 290.3 feet to an iron pin; thence S. 59-10 W., 183.9
feet to an iron pin; thence S. 35-16 E., 275 feet to an iron pin on the
northwesterly side of Terrain Drive; thence with the edge of said Drive, N.
65-27 E., 132 feet to the point of beginning.

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 fix-
tures and equipment, other than the usual household furniture, be considered a part of the real estate.

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