

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: ---LARRY WARREN HOLLOWAY AND
ELEANOR ROBIN HOLLOWAY-----

(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-
One Thousand, One Hundred and No/100----- DOLLARS

(\$ 21,100.00---) 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 twenty-five 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 PIECE, PARCEL OR LOT OF LAND, TOGETHER WITH BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING ON THE SOUTHEASTERN SIDE OF MONTIS DRIVE, IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, BEING SHOWN AND DESIGNATED AS LOT NO. 13 ON A PLAT OF PARIS VIEW SUBDIVISION, MADE BY DALTON & NEVES, DATED OCTOBER, 1957, AND RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA IN PLAT BOOK QQ, PAGE 26, AND HAVING, ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS, TO-WIT:~~

ALL that piece, parcel or lot of land, together with buildings and improve-
ments thereon, situate, lying and being on the southeastern side of Montis
Drive, in the County of Greenville, State of South Carolina, being shown
and designated as Lot No. 13 on a Plat of PARIS VIEW Subdivision, made by
Dalton & Neves, dated October, 1957, and recorded in the RMC Office for
Greenville County, South Carolina in Plat Book QQ, Page 26, and having,
according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Montis Drive (Paris
View Drive), at the joint front corner of Lots 13 and 14 and running thence
S. 70-54 E. 175 feet with the line of Lots 13 and 14 to an iron pin; thence
S. 19-06 W. 82 feet across the rear line of Lot No. 13 to an iron pin;
thence N. 70-54 W. 175 feet with line of Lots 12 and 13 to an iron pin on
the southeastern side of Montis Drive; thence N. 19-06 E. 82 feet with
Montis Drive, 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 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.

9654

4328 RV-2