

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Richard Gerald and Margaret A.

Evirs

(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-eight Thousand Two Hundred Fifty and No/100**----- DOLLARS

(\$ 38,250.00 \*\*) 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 **25** 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, in Austin Township, on the West side of the East Georgia Road, containing 5 acres, more or less, and designated as Lot No. 4 on a Plat prepared by C. O. Riddle, Surveyor, in August 1971, entitled "Property of Renzile L. Cooper, Greenville County, South Carolina, and having according to said plat the following courses and distances, to-wit:

BEGINNING at a point in the center of said East Georgia Road, joint corner with Tract No. 3 and running thence with the joint line of said Tract No. 3, N. 55-05 W. crossing an iron pin 26.1 feet in the Western edge of said road from said point, a total distance of 1,054.5 feet to an iron pin in or near branch, back joint corner with Tract No. 3; thence with said branch, N. 36-43 E. 138.7 feet to a point; thence still with branch, N. 23-02 E. 71.9 feet to an iron pin, back joint corner with Tract No. 5 in said branch; thence with the joint line of Tract No. 5, S. 55-05 E. 1,035.2 feet to a point in the center of said road, crossing an iron pin 21.6 feet in the Western edge of said road before reaching said point; thence with the center of said road, S. 26-51 W. 212 feet to the point of beginning, and bounded by Tracts Nos. 3 & 5, East Georgia Road, lands of J. C. Hughes across said branch.

This conveyance is made subject to the Restrictions and Limitations as recorded in Deed Book 921, Page 25 R.M.C. Office for Greenville County, S.C.

"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 advanced it for the mortgagor's amount and collect it as part of the debt secured by the mortgage."

\* See Back

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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