

BY B. H. ...
DEANE S. ...

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES F. ELROD and

MARTHA ANNE ELROD (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 Seven Hundred and No/100 - - - - -DOLLARS

(\$ 33,700.00), 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 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, being shown as Lot 93 on the northern side of Mimosa Street on plat of Heritage Hills recorded in Plat Book YY at Page 187 in the R. M. C. Office for Greenville County and being more particularly described according to said plat as follows:

BEGINNING at an iron pin at the joint corner of Lots 93 and 94 and Mimosa Street and running thence along the common boundary of said lots N. 4-06 W. 161.3 feet to an iron pin; turning and running thence with the common boundary of Lots 93, 88 and 89 N. 83-15 E. 130 feet to an iron pin; turning and running thence with the common boundary of Lots 91, 92 and 93 S. 4-25 W. 200.1 feet to an iron pin; turning and running thence along the common boundary of Lot 93 with Mimosa Street S. 77-10 E. 105 feet to an iron pin, the point of beginning.

This being the same property conveyed to the grantors herein by deed which is recorded in the R. M. C. Office for Greenville County in Deed Book 863 at Page 555.

This property is subject to restrictions recorded in Deed Book 751 at Page 77, to a drainage easement along the western side of lot as shown on the recorded plat and to all other easements, restrictions, and rights-of-way of record affecting said property.

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.

(CONTINUED ON 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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