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DEEDS & RECORDS

R.H.C.

MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOHN STEVE WARREN and

GERALDINE Z. WARREN (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 Forty-two Thousand Seven Hundred Fifty and No/100 - - - - - DOLLARS

(\$ 42,750.00 ), 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, located on the southwesterly side of East Woodburn Drive near the City of Greenville, being known and designated as Lot 21 on a plat of Seven Oaks which is recorded in the R. M. C. Office for Greenville County in Plat Book 4R at Page 6, and being more particularly described in said plat as follows:

BEGINNING at an iron pin on the southwesterly side of East Woodburn Drive at the joint front corner of Lots 21 and 22 and running thence with the common line of said lots S. 59-31 W. 181.3 feet to an iron pin at the joint rear corner of Lots 21 and 22, running thence N. 16-43 W. 91.7 feet to an iron pin at the joint rear corner of Lots 20 and 21, running thence with the common line of said lots N. 58-30 E. 159.5 feet to an iron pin on the southwesterly side of East Woodburn Drive, running thence with the southwesterly side of East Woodburn Drive S. 30-29 E. 91.8 feet to an iron pin, the point of beginning.

This property is conveyed subject to a 25 ft. sewer right-of-way and a 20 ft. drainage easement across the rear portion of said lot, all easements, restrictions and rights-of-way shown in the plat, and all easements, restrictions and rights-of-way recorded in Deed Book 945 at Page 265.

This is the property conveyed to the grantors by deed recorded in the R. M. C. Office for Greenville County in Deed Book 1030 at Page 9.

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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