

Fidelity Federal
P.O. Box 1268
Greenville, S.C.

FILED
GREENVILLE COUNTY, S.C. & PART, ATTYS.

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BOOK 1373 PAGE 876

First Mortgage on Real Estate
CONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: MORRIS F. HALL and MARTHA

G. HALL

(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, Nine Hundred, Fifty and No/100-----DOLLARS (\$ 38,950.00)**, with interest thereon at the rate of **Nine (9%)** per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is **30** 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, City of Mauldin, and shown as a portion of Lot 28 and a portion of Lot 29, on a Plat of Holly Springs Subdivision, Section I, which plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-N at Page 5, and having, according to a more recent plat entitled "Revisions of Lots 28 and 29, Holly Springs Subdivision", dated June 28, 1972, made by W. R. Williams, Jr., R.L.S., and recorded in the RMC Office for Greenville County, S.C. in Plat Book 5-V at Page 10, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Brook Bend Road at the joint corner of Lots 27 and 28 and runs thence along the line of Lot 27, S. 13-15 W. 150 feet to an iron pin; thence S. 76-45 E. 80 feet to an iron pin; thence along a new line running through Lots 28 and 29, N. 20-43 E. 152.8 feet to an iron pin on the South side of Brook Bend Road; thence along said Road, N. 85-13 W. 10 feet to an iron pin; thence continuing with said Road, N. 76-45 W. 90 feet to the beginning corner.

"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

(continued on back page)

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 there'o 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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