

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Earl L. Little, Jr. and

Sara B. Little (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

Seven thousand five hundred thirty-three and 36/100 DOLLARS

(\$ 7,533.36), 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 three 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, on the northwestern side of Bethel Road in Austin Township, Greenville County, South Carolina, being shown as Lot No. 6 on a Plat of the Subdivision of S. I. Ranchettes made by Dalton & Neves, Engineers, dated April 1965, and recorded in the RMC Office for Greenville County in Plat Book JJJ at Page 31, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of Bethel Road the joint front corners of Lots Nos. 6 and 7 and running thence N. 39-22 W. 437.2 feet to an iron pin; thence N. 52-54 E 220 feet to an iron pin; thence S. 43-19 E. 431.9 feet to an iron pin on the Bethel Road; thence along the northwestern side of the Bethel Road S. 46-32 W. 80 feet to an iron pin; thence continuing along said side of said road S. 53-23 W. 170 feet to an iron pin, the beginning corner.

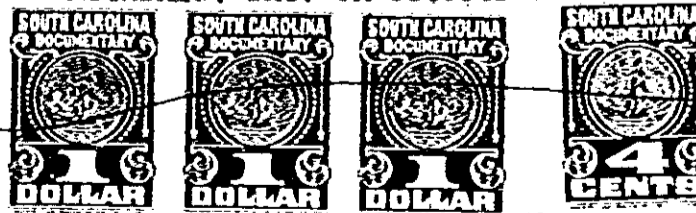
Being the same property conveyed to the mortgagors by deed of Piedmont Holdings, Inc. to be recorded of even date.

In addition to and together with the monthly payments of principle and interest under the terms of the note secured hereby, the mortgagor promises to pay to the mortgagee the sum of 1/48th if 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 mortgagors' account and collect it as a part of the debt secured by the mortgage.

The mortgagors agree that after the expiration of ten years from the date hereof, the mortgagee may at its option apply for mortgage insurance for an additional period of five years with the mortgage insurance company and additional period of five years with the mortgage insurance company insuring this loan, and the mortgagor agrees to pay to the mortgagee as premium for such insurance one-half of one per cent of the principle balance then existing.

This property conveyed from Piedmont Holdings, Inc. on October 28 1965 and recorded in Book 1012, Page 196.

FIDELITY FEDERAL S&L ASSOC.
P.O. BOX 1263
GREENVILLE, S.C. 29602



Together with all and singular the rights, interests, claims, demands, 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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