

101 E. Washington St.
Greenville, S.C.

FILED
GREENVILLE CO. S. C.

OCT 23 12 04 PM '77

BOOK 1381 PAGE 655

First Mortgage on Real Estate

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: FAYE R. GARRETT

(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 Fifty-three Thousand, Two Hundred, Fifty and No/100-----DOLLARS

(\$53,250.00), 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 29 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, situate on the east side of Terra Lea, being shown as Lot 20 on Plat of Section III of Terra Pine s Estates made by Piedmont Engineering Service, December, 1958, revised through March, 1966, recorded in the RMC Office for Greenville, S.C. in Plat Book PPP, Pages 18 and 19, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Terra Lea at the joint front corner of Lots 19 and 20 and runs thence along the line of Lot 19, N. 87-09 E. 182.45 feet to an iron pin; thence S. 14-44 W. 84 feet to an iron pin; thence S. 19-19 E. 101.7 feet to an iron pin; thence along the line of Lot 21, S. 77-20 W. 225.4 feet to an iron pin on the east side of Terra Lea; thence along Terra Lea the following courses and distances: N. 16-50 W. 23.05 feet to an iron pin; thence N. 9-47 W. 31-95 feet; thence N. 2-48 W. 75.1 feet; thence N. 12-10 E. 50.1 feet to an iron pin; thence with the curve of Terra Lea (the chord being N. 38-16 E. 50 feet) to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of J. Fred Powe, dated October 21, 1976, to be recorded herewith.

"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

(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 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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