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DEC 3 1976
DILLARD & MITCHELL

State of South Carolina
GREENVILLE COUNTY

GARY C. & EDWINA N. ERVIN

TO

Fidelity Federal Savings
and Loan Association
Greenville, S. C.

RE4716

MORTGAGE OF REAL ESTATE

Filed this 3rd day
of December A. D., 1976
and Recorded in Vol. 1384 Page 158
Fee, \$ Pd. at 3:03 P.M.

Register of Mesne Conveyance for
Greenville County, S. C.

PjCo.
\$ 25,100.000
Lot 44, Alta Vista Cr., Coleman Heights

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 guaranty insurance to comply with the above, through the mortgage guaranty insurance company insuring this loan, and that the mortgagor agrees to pay to the mortgagee, annually, as premium for such insurance 1/4 of 1% of the principal balance then existing.

RECORDED DEC 3 '76 At 3:03 P.M.

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