R.H.C.

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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1385 PAGE 52

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WYATT A. GRANGER Jr.
AND SUSAN GREENE GRANGER

(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 One Thousand Three Hundred Dollars and NO/100-----(31,300.00)-DOLLARS ($31,300.00), 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 thirty (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, lying and being on the southerly side of Roberta Drive, near the City of Greenville, S. C., being known and designated as Lot No. 64 on plat of Cherokee Forest, Section 3, as recorded in the RMC Office for Greenville County, S. C., in Plat Book QQ, pages 36 and 37 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Roberta Drive, said pin being the joint front corner of Lots 63 and 64 running thence with the common line of said lots S 15-58 W 209.2 feet to an iron pin; the joint rear corner of Lots 63 and 64; thence N 73-45 W 102 feet to an iron pin, joint rear corner of Lots 64 and 65; thence with the common line of said lots N 16-44 E 220.6 feet to an iron pin on the southerly side of Roberta Drive; thence with southerly side of Roberta Drive S 61-52 E 56.3 feet to an iron pin; thence continuing with said Drive S 74-02 E 44 feet to an iron pin, the point of beginning.

This property is subject to a 5 foot drainage easement, rear and side lot lines, and to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

"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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