

FILED
GREENVILLE CO. S. C.

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Fidelity Federal Savings &
Loan Association
101 East Washington Street
Greenville, S. C. 29601

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: B. Jack Broxson, Dorothy L. Broxson
and Donna B. Puckett,

(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 Twenty Seven
Thousand Four Hundred Fifty and NO/100-----DOLLARS

(\$ 27,450.00), 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 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 Mort-
gagee 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 be-
fore the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-
gained, 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 Greenville, on
the western side of Summit Drive, being shown as Lot No. 5 on a plat of
the property of C. Douglas Wilson, recorded in Plat Book AA at Page 97
which plat is a revision of a plat recorded in Plat Book T at Page 120
in the R.M.C. Office for Greenville County and having according to said
revised plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Summit Drive, joint front
corner of Lots 5 and 6, and running thence with the line of Lots 5 and 6,
N. 89-30 W. 160 feet to iron pin in line of property now or formerly of C.
Douglas Wilson; thence with the line of said property S. 1-26 W. 80 feet
to iron pin at rear corner of Lot 4; thence with the line of said lot,
S. 89-30 E. 160 feet to pin on the western side of Summit Drive; thence
with the western side of Summit Drive, N. 1-26 E. 80 feet to the point of
beginning. Less, however, a small strip across front of said lot which
was taken by the City of Greenville for the purpose of widening Summit Drive.

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 a monthly premium necessary to carry private
mortgage guaranty insurance until the principal balance reaches 80% of
the original sales price or appraisal, whichever is less. The estimated
monthly premium for the first nine years will be .02% of the original
amount of the loan. The estimated monthly premium for each year thereafter
will be .01% of the original principal balance of this loan. The mortgagee
may advance this premium and collect it as part of the debt secured by the
mortgage if the mortgagor fails to pay it.

The above described property is the same acquired by the Mortgagors by deed
from Bobbie M. Godfrey, formerly Bobbie M. Cely recorded in the R.M.C.
Office for Greenville County on June 3, 1977.

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 fix-
tures and equipment, other than the usual household furniture, be considered a part of the real estate.

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