

FILED
GREENVILLE CO. S. C.

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BOOK 1405 PAGE 162

DONNIE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: RICHARD DAVID YORK and SUSAN E. YORK

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

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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 One Hundred and No/100** DOLLARS

(\$ 53,100.00), 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 **thirty** 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, in the City of Mauldin, being shown and designated as Lot No. 158 on plat of Forrester Woods, Section III, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-R, at page 51 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Gilder Creek Drive, the joint front corner of Lots 158 and 159 and running thence with the common line of said lots N 62-43 W 175.2 feet to a point, the joint rear corner of Lots 158 and 159; thence turning and running N 29-33 E 149 feet to a point along Hamby Drive; thence turning and running with said Hamby Drive S 46-37 E 175.1 feet to a point at or near the intersection of Hamby Drive and Gilder Creek Drive; thence with the curvature of the intersection of Hamby Drive and Gilder Creek Drive S 9-46 E 40 feet to a point on Gilder Creek Drive; thence turning and running with said Gilder Creek Drive S 27-04 W 75 feet to the beginning corner.

This is the identical property conveyed to the mortgagors herein by deed of Danco, Inc. dated July 26, 1977, recorded on July 26, 1977, in the RMC Office for Greenville County, S. C., in Deed Book 1061, page 246.

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 (cont.) 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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