

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

GREENVILLE CO. S. C.

FILED
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GREENVILLE CO. S. C. BONNIE S. TANKERSLEY
R.H.C.

BOOK 1399 PAGE 335

First Mortgage on Real Estate

MAY 23 9 54 AM '77

MORTGAGE

BONNIE S. TANKERSLEY
R.H.C.

36520
BOOK 1407 PAGE 812

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: we, John H. Wells and Mary G. Wells

(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 Thousand Eight Hundred Fifty and no/100-----(\$30,850.00)----- DOLLARS

(\$ 30,850.00-----), 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 (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,

All that piece parcel or lot of land situate lying and being on the eastern side of Portsmouth Drive near the City of Greenville in the County of Greenville State of South Carolina and known and designated as Lot No. 11 Section 2, Richmond Hills, plat of which is recorded in the RMC Office for Greenville County in Plat Book JJJ at page 81 and, according to said plat, has the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Portsmouth Drive, joint front corner of Lots 11 and 12, and running thence with the joint line of said lots, S. 61-26 E. 150 feet to an iron pin; running thence S. 28-34 W. 100 feet to an iron pin at the joint rear corner of Lots 10 and 11; running thence with the joint line of said lots N. 61-26 W. 150 feet to an iron pin on the eastern side of Portsmouth Drive running thence with the eastern side of said Drive N. 28-34 E. 100 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of N. Earl Taylor and Sharon M. Taylor, of even date, 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 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 is to commence with the 109th installment and the amount of the estimated monthly premium will be .01% of the principal balance after the 120th monthly installment. 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.

See additional paragraph on back page.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
PAGE 11 12.36
REC-1218

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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