

P. O. Box 1268
Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.

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SEP 9 9 59 AM '77

DOUBLE S. TAYLOR & SONS
MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: That we, George J. Schneider, Jr.,
and Deborah Lynn Schneider (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-eight thousand four hundred fifty - - - - - DOLLARS

(\$ 28,450.00), 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 29 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, on the northern side of Spur
Drive, Greenville County, South Carolina, being shown and designated as Lot 48 on a
Plat of POINTS NORTH, recorded in the RMC Office for Greenville County in Plat Book
4-X, at Page 16, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Spur Drive, joint front corner of Lots
48 and 49, and running thence with the common line of said Lots, N 12-00 E, 160 feet to
an iron pin; thence S 78-00 E, 90 feet to an iron pin, joint rear corner of Lots 47 and
48; thence with the common line of said Lots, S 12-00 W, 160 feet to an iron pin on the
northern side of Spur Drive; thence with said Drive, N 78-00 W, 90 feet to an iron pin,
the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Points North
Development Company, a Partnership, dated September 6, 1977, to be recorded
simultaneously 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 appiasal, whichever is
less. The estimated monthly premim 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."

TAX 11.40
PB 11218

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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