

1428 542

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.
MORTGAGE
APR 11 2 22 PM '78

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. FARRERLEY
P.L.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: LOREN J. McGRATH AND

LINDA L. McGRATH

(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 SIXTY-FOUR THOUSAND AND NO/100-----DOLLARS

(\$ 64,000.00), 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of HOLLY HILL LANE being shown as Lot No. 5 on a plat of Sections 1 and 2 of HOLLY HILL SUBDIVISION dated February 17, 1977, amended April 5, 1977 prepared by C. O. Riddle, Surveyor, recorded in Plat Book 5-P at page 85 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Holly Hill Lane at the joint front corner of Lot 5 and Lot 6 and running thence with Lot 6 S. 12-36 E. 165.1 feet to an iron pin at the joint rear corner of Lot 5 and Lot 6; thence S. 51-29 W. 78.1 feet to an iron pin at the corner of property now or formerly belonging to Vaughn; thence with the Vaughn property N. 36-00 W. 193.5 feet to an iron pin at the joint rear corner of Lots 1, 4 and 5; thence with Lot 4 N. 51-25-30 E. 113.7 feet to an iron pin on the southwestern side of Holly Hill Lane thence with Holly Hill Lane S. 70-35 E. 53 feet to the point of beginning.

"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."

Derivation: Deed Book 1076, Page 904, - Loren J. McGrath and Linda L. McGrath 4/11/78

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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