

FILED
GREENVILLE COUNTY

APR 3 1978

1428 875

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

John W. Funk and Harriet B. Funk (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 EIGHT HUNDRED AND NO/100 ----- DOLLARS

(\$ 28,800.00), 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 twenty-five 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 appurtenances thereunto in anywise connected thereto, situated in and to the County of Greenville, State of South Carolina, known and designated as Lot No. 85 North Hills, property of Title Guarantee & Trust Company, as shown in Plat Book H at page H-138, recorded in office of R.M.C. for Greenville County. Said lot is on the east side of McDonald Street and having the following metes and bounds:~~

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina known and designated as Lot No. 85 North Hills, property of Title Guarantee & Trust Company, as shown in Plat Book H at page H-138, recorded in office of R.M.C. for Greenville County. Said lot is on the east side of McDonald Street and having the following metes and bounds:

Beginning at an iron pin on McDonald Street 480.2 feet from the intersection of McDonald Street and Gallivan Avenue, and running thence along McDonald Street N. 23-32 E. 70.2 feet to an iron pin; thence S. 71-43 E. 198.3 feet to an iron pin on a 20 feet alley; thence S. 18-34 W. 70 feet to an iron pin; thence N. 71-43 W. 204.3 feet to the beginning corner on McDonald Street.

This is the identical property conveyed to the mortgagors herein by deeds of James Haynsworth Boyd, Sr., David Swinton Boyd, Marion Dove Boyd, Albert C. Boyd recorded in Deed Book 1077 at page 135, dated April 7th, 1978 and Deed Book 1077 at page 138, dated April 7th, 1978, Deed Book 1077 at page 141 dated April 6th, 1978, Deed Book 1077 at page 144 dated April 6th, 1978, 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 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."

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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