

MAIN

First Mortgage on Real Estate
REGULATED BY 22
COMPLIED WITH
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUN 11 2 56 PM '73
DONNIE S. TANKERSLEY
MORTGAGE

AUG 18 '76
4760

1281 PAGE 162
13th
AUGUST 18 76
DONNIE S. TANKERSLEY
BY *Rayward Thomas*
ASST. CLERK

TO ALL WHOM THESE PRESENTS MAY CONCERN: Richard C. Vaughn and Kay C. Vaughn

Donnie S. Tankersley (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/100ths-----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 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, being shown and designated as Lot 97 on plat of Heritage Hills, prepared by Piedmont Engineers and Architects, dated May 26, 1964 recorded in the RMC Office for Greenville County in Plat Book YY at Page 187 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Mimosa Street at the joint front corner of Lots 96 and 97 and running thence along the joint property line of said Lots, N 17-41 W 154 feet to an iron pin at the joint rear corner of Lots 96 and 97; thence S 78-27 W 105 feet to an iron pin at the joint rear corner of Lots 97, 98 and 83; thence along the line of Lot 98, S 17-39 E 157.8 feet to an iron pin on Mimosa Street; thence along Mimosa Street, N 72-39 E 52.3 feet to an iron pin; thence N 80-11 E 52.8 feet to an iron pin, 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 for the term of the guaranty policy the sum of 1/48th of 1% of the original amount of this loan in payment of the mortgage guaranty insurance covering this loan and on his failure to pay it, the mortgagee may advance it for the mortgagor's amount and collect it as part of the debt secured by the mortgage.

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