

FILED
GREENVILLE CO. S. C.

10V 16 '76 BOOK 43 PAGE 255

JUN 10 2 53 PM '74

13-165 BOOK 1313 PAGE 173

First Mortgage on Real Estate

*Cancelled
Donnie S. Tankersley
R.M.C.*

DONNIE S. TANKERSLEY
R.M.C.
MORTGAGE

FILED IN GREENVILLE CO. S. C.
IN THE OFFICE OF THE
CLERK OF COURT

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LATIMER & WYLLIE
Attorneys at Law
700 E. North St., Suite 3
Greenville, S.C. 29501

FIDELITY FEDERAL SAVINGS & LOAN ASSN.
BY *Raymond J. ...*

*Kathy J. ...
H. ...*

TO ALL WHOM THESE PRESENTS MAY CONCERN:

William E. Cooper, Jr., (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 Forty-Three Thousand and 00/100 ----- DOLLARS

(\$43,000.00 ----), 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, on South Carolina Highway No. 106, being shown and designated as Lot No. 4 on plat of Section II of Belle Terre Acres, prepared by C. O. Riddle, July, 1964, and revised October, 1965, containing 2.14 acres, more or less, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center line of South Carolina Highway No. 106 at the joint front corner of Lots Nos. 4 and 5 and running thence S. 20-34 E. 377.5 feet to an iron pin; thence S. 76-48 E. 290.1 feet to an iron pin; thence along the line of Lot No. 3 N. 7-40 E. 384 feet to the center line of South Carolina Highway No. 106; thence with the center line of said Highway N. 81-41 W. 101 feet to a point; thence still with said Highway N. 76-31 W. 103.8 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 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.

The mortgagor agrees that after the expiration of ten years from the date hereof, the mortgagee may at its option apply for mortgage insurance for an additional period of five years with the mortgage insurance company insuring this loan. and the mortgagor

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