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First Mortgage on Real Estate

20667
MORTGAGE

LEATHERWOOD, WALKER, TODD & MANN

BOOK 45 PAGE 148
RECS 1118 PAGE 62

FEB 7 '77

FIDELITY FEDERAL SAVINGS & LOAN ASSN.
HAYWARD THOMPSON

KATHY J. BREWER
BARBARA B. BREWER

LEATHERWOOD, WALKER, TODD & MANN
(hereinafter referred to as Mortgagee) SEND(S) GREETING.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

William J. Brewer and
Barbara B. Brewer

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 Thirty-one Thousand Five Hundred and no/100 DOLLARS (\$ 31,500.00---), with interest thereon at the rate of PERCENT per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter 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 improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Pinlico Road in the City of Greenville, being shown as Lot 459 on plat of Section D of Gower Estates recorded in Plat Book RR at page 193 in the REC Office for Greenville County, and being further described as follows:

Beginning at an iron pin on the western side of Pinlico Road at corner of Lot 458 and running thence with western side of said road, N 32-22 E 130 feet to an iron pin at corner of Lot 460; thence with line of said lot, N 56-07 W 200.7 feet to an iron pin; thence S 12-19 W 87 feet to an iron pin; thence S 28-37 W 30 feet to corner of Lot 458; thence with line of said lot, S 49-38 E 169.9 feet to the point of beginning.

Being the same property conveyed to the mortgagors by deed of Henry B. Young to be recorded herewith.

The mortgagors agree that after the expiration of 10 years from the date hereof, mortgagee may at its option apply for mortgage insurance for an additional 5 years with the mortgage insurance company insuring this loan; and the mortgagors agree to pay to the mortgagee as premium for such insurance

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GREENVILLE CO. S. C.
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