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First Mortgage on Real Estate

FEB 11 11 57 AM '77

DONNIE S. TANKERSLEY R.H.C. AND ASSOCIATED IN FULL THIS 2 DAY OF Feb 77

MORTGAGE

FIDELITY FEDERAL SAVINGS & LOAN ASSN.

DONNIE S. TANKERSLEY R.H.C.

21046

1077

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN

JAMES S. CURRAN

(hereinafter referred to as Mortgagor) SEND(S) GREETING

DILLARD & MITCHELL, P.A.

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-FOUR THOUSAND NINE HUNDRED FIFTY AND NO/100----- DOLLARS

(\$ 44,950.00), 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,

All that piece, parcel or lot of land in Greenville County, S. C., on the corner of Connecticut Drive and Continental Drive, being shown as Lot No. 11 on a plat of MERRIFIELD PARK, SECTION II, recorded in Plats Book 1111, at Pages 50 and 51, in the R.M.C. Office for Greenville County, S. C., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Continental Drive at the joint front corner of Lots Nos. 11 and 19 and running thence S. 44-46 W. 136.1 feet to an iron pin; thence N. 44-00 W. 165 feet to an iron pin on Connecticut Drive; thence with the edge of Connecticut Drive, N. 46-00 E. 95 feet to an iron pin; thence N. 88-10 E. 37 feet to an iron pin; thence with the edge of Continental Drive, S. 49-38 E. 138 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

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