

Berea
First Mortgage on Real Estate

GREENVILLE
BOOK 47 PAGE 37
DONNE S. TANKERSLEY
R.H.C.

1274 PAGE 673
APR 18 1978

MORTGAGE

APR 18 1978
27892
Richard A. Gantt, Jr.
Fidelity Federal Savings & Loan Assoc.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: John F. Roberts, Jr.

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

WHEREAS, An 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 Sixteen thousand six hundred and no/100ths DOLLARS

(\$ 16,600.00) 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 20 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 eastern side of Noble Street (aka Penarth Drive), being known and designated as Lot 11 on plat of Property of William R. Timmons, recorded in the R.H.C. Office for Greenville County in Plat Book MM at Page 127 and being more fully described as follows:

BEGINNING at an iron pin on the eastern side of Noble Street (aka Penarth Drive) at the joint front corner of Lots 10 and 11 and running thence with the eastern side of Noble Street, S 2-50 W 87 feet to an iron pin at the joint front corner of Lots 11 and 12; thence S 87-10 E 154.1 feet to an iron pin at the joint rear corner of Lots 11 and 12; thence N 14-46 E 89 feet to an iron pin at the joint rear corner of Lots 10 and 11; thence N 87-10 W 172.5 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 a part of the debt secured by the mortgage.

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