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FILED  
GREENVILLE CO. S. C.

JUN 15 10 25 AM '77

Donnie S. Tankersley  
First Mortgage on Real Estate

JUN 15 '77

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JR.  
JAMES E. RUSSELL & BEVERLY E.  
RUSSELL

FILED  
GREENVILLE CO. S. C.

Nov 26 10 44 AM '73

DONNIE S. TANKERSLEY  
R.H.C.

MORTGAGE

34616

Donnie S. Tankersley  
R.H.C.

WITNESSES:  
FIDELITY B. JAMES  
Attorney at Law  
James E. Russell  
Beverly E. Russell  
Donnie S. Tankersley  
R.H.C.

BOOK 48 PAGE 566

BOOK 1295 PAGE 798

(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 THOUSAND and NO/100 DOLLARS

(\$ 40,000.00 ), 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 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 southerly side of East Woodburn Drive, near the City of Greenville, S. C., being known and designated as Lot No. 73 on plat of Seven Oaks, as recorded in the RHC Office for Greenville County, S. C. in Plat Book 4R, page 6, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of East Woodburn Drive, said pin being the joint front corner of Lots 72 and 73 and running thence with the common line of said Lots S 22-41 E 156.9 feet to an iron pin, the joint rear corner of Lots 72 and 73; thence S 71-33 W 112.8 feet to an iron pin in line of Lot 52; thence with line of Lot 52 N 22-30 W 20 feet to an iron pin; thence N 8-26 W 131.8 feet to an iron pin on the southerly side of East Woodburn Drive; thence with the southerly side of East Woodburn Drive N 66-44 E 80 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.

The mortgagors agree that after the expiration of ten years from the date hereof, the

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