

T-2237

Dec 29 12 35 PM '75  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 49 PAGE 176

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES B. SICELOFF and MARIE N. SICELOFF  
(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 Twenty Four Thousand Four Hundred Fifty and no/100 DOLLARS

(\$ 24,450.00 ), 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 25 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, being shown and designated as Lot #27 on a Revised Plat of Monaview dated December 8, 1971, and prepared by C. O. Riddle, Surveyor, which plat is recorded in the RMC Office for Greenville County in Plat Book 4N at Page 52, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Monaview Court at the joint front corner of lots 27 and 28 and running thence with the common line of said lots, N. 47-53 W., 259.1 feet to an iron pin; thence S. 19-25 E., 241 feet to an iron pin; thence S. 81-00 E., 119.05 feet to an iron pin on Monaview Court; thence with the curve of Monaview Court (the chord of which is N. 4-27 W.) 72.6 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 mortgagors agree to maintain guaranty insurance in force until the loan is paid.

REC'D BY REC'D BY REC'D BY  
FEB 28 1976  
FEB 28 1976  
FEB 28 1976  
3436  
3436  
3436  
WILLIAM B. JAMES  
ATTORNEY AT LAW  
GREENVILLE CO. S.C.  
FILED  
OCT 25 2 13 PM '75

9716

4328 RV-2