

FILED
GREENVILLE CO. S. C.

JUN 11 10 32 AM '77

First Mortgage on Real Estate
R.M.C.

FILED
GREENVILLE CO. S. C.

JUN 30 3 18 PM '77

OLLIE FARNSWORTH
R.M.C.
MORTGAGE

John I. Mauldin

BOOK 49 PAGE 346
PAGE 1239 PAGE 360

PAY BY CHECK IN FULL
TAC 8 MAY 77
FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION
Raymond Thompson

WITNESSES
Hattie J. Jernigan
874

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN

John G. Kelly, III and Mary Kelly

(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-One Thousand, Eight Hundred and No/100 (\$21, 800. 00)----- DOLLARS
(\$ 21, 800. 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 known and designated as Lots 61 and 63 of a subdivision known as Pine Brook Development according to a plat thereof prepared by W. N. Willis, Surveyor, April 12, 1951 and recorded in the R. M. C. Office for Greenville County in Plat Book Z at Page 148 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northeastern side of Brewster Drive at the joint front corner of Lots 59 and 61 and running thence with the joint line of said lots, N. 56-29 E. 150 feet to an iron pin, joint rear corner of Lots 59 and 61; thence with the rear lines of Lots 61 and 63, S. 33-31 E. 155 feet to an iron pin in the line of Lot 67; thence with the lines of Lots 67 and 66, S. 56-29 W. 150 feet to an iron pin on the northeastern side of Brewster Drive; thence with the northeastern side of Brewster Drive, N. 33-31 W. 155 feet to the point of beginning; being the same conveyed to us by Ted S. Kallam by deed dated June 30, 1972 to be recorded herewith."

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagors promise to pay to the mortgagee 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 benefit.

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