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LONG, BLACK & GASTON 587

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GREENVILLE, CO. S. C.

FILED BOOK 1094 PAGE 454

First Mortgage on Real Estate

MORTGAGE

SEP 27 1977  
DONNIE S. TANKERSLEY  
R.H.C. FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION

SEP 27 1977  
9536

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE, THOMAS MATTHEWS and  
PATRICIA A. MATTHEWS

(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 Eighteen Thousand Eight Hundred and No/100-----DOLLARS (\$18,800.00), with interest thereon at the rate of Six and 3/4 per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter 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, on the eastern side of Brook Glenn Road, near the Town of Taylors, being shown as Lot 103 on a plat of Brook Glenn Gardens, recorded in Plat Book JJJ, at Page 85, and described as follows:

BEGINNING at an iron pin on the eastern side of Brook Glenn Road, at corner of Lot 104, and running thence with the eastern side of said Road, N 29-43 W, 110 feet to an iron pin at the corner of Lot 102; thence with line of said lot, N 60-17 E, 150 feet to an iron pin at corner of Lot 117; thence with lines of Lots 117 and 116, S 29-43 E, 110 feet to an iron pin at corner of Lot 104; thence with line of said lot, S 60-17 W, 150 feet to the beginning corner.

The mortgagor agrees that after the expiration of ten years from the date hereof, the mortgagee may at its option apply for mortgage insurance for an additional period of five years with the mortgage insurance company insuring this loan, and the mortgagor agrees to pay to the mortgagee as premium for such insurance one-half of one (1/2) per cent of the principal balance then existing.

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