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GREENVILLE CO. S. C.

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BOOK 54 PAGE 345
BOOK 1359 PAGE 411

First Mortgage on Real Estate

DONNIE S. TANKERSLEY
R.M.C.
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LYNNE B. BEATTIE

(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 THIRTY-EIGHT THOUSAND and No/100- - - - - DOLLARS

(\$ 38,000.00), 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 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 as Lot 12, and a portion of Lot 13 on Plat of Knollwood, recorded in the RMC Office for Greenville, South Carolina, in Plat Book EE, Page 35, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southwest side of Seminole Drive at the corner of Lot 12, and running thence S. 55-03 W. 180 feet to an iron pin; thence S. 48-57 E. 130.2 feet to an iron pin in the rear line of Lot 13; thence through Lot 13 N. 39-45 E. 171.4 feet to an iron pin on the southwest side of Seminole Drive; thence along Seminole Drive N. 47-02 W. 82.6 feet to the beginning corner.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights of way affecting the above described property.

The mortgagor agrees to maintain guaranty insurance in force until the loan balance reaches 75% or less of the original appraisal or sales price, whichever is less, and the mortgagee may apply for mortgage guaranty insurance to comply with the above, through the mortgage guaranty insurance company insuring this loan, and that the mortgagor agrees to pay to the mortgagee, annually,

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