

FILED
GREENVILLE CO. S. C.

BOOK 58 PAGE 435
FILED
GREENVILLE CO. S. C.

YOUNTS, SPIVEY & GROSS
P.O. Box 566
Greenville, S.C. 29644
PAID BY
THIS
FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION
BY *Raymond Thompson*
ASSISTANT

First Mortgage on Real Estate

JUN 14 9 02 AM '78

MORTGAGE
R.H.C. 37451

JUN 14 10 56 AM '78

OLLIE FARNSWORTH
R.H.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: William F. Hosea, Sr. and Beverly W. Hosea

Cancelled
Dennis S. Lister
R.H.C.
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-Two Thousand Three Hundred and No/100-----DOLLARS

(\$ 22,300.00), 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 30 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 northern side of Amy Lane and being known and designated as Lot No. 207 on a plat of COLONIAL HILLS Subdivision, Section 6, plat of which is recorded in the RMC Office for Greenville County in Plat Book WM at Pages 12 and 13, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Amy Lane at the joint front corner of Lots 206 and 207 and running thence with the common line of said Lots N.11-40 W. 150 feet to an iron pin at the joint rear corner of said Lots; thence S.78-20 W. 100 feet to an iron pin at the joint rear corner of Lots 207 and 208; thence with the common line of said Lots S.11-40 E. 150 feet to an iron pin on Amy Lane; thence with Amy Lane N.78-20 E. 100 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 the sum of 1/58th 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 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

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