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GREENVILLE, CO. S. C.

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BOOK 1412 PAGE 309  
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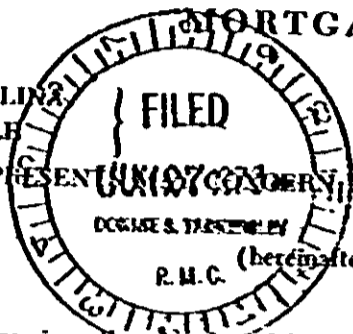
First Mortgage on Real Estate JUN 27 1978

DONNIE S. TANKERSLEY  
R.M.C.

39007

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS COME



FIDELITY FEDERAL SAVINGS & LOAN ASSN.

Marilyn Sapsbury

(hereinafter referred to as Mortgagee) 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 six thousand eight hundred and 00/100-----DOLLARS

(\$ 26,800.00 ), 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 thirty 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, in Chick Springs township, at the western intersection of Edwards Road and Elaine Drive (formerly Keasler Street) being shown and designated as Lot 3 on plat entitled "Pine Brook Development" prepared by W. N. Willis, Engineer, dated March 27, 1951, said plat being recorded in the RMC Office for Greenville County in Plat Book 2 at Page 148 and having the following metes and bounds, to-wit:

beginning at an iron pin on the western side of Edwards Road joint front corner of Lots 2 and 3 as shown on the aforesaid plat and running thence along and with the joint property line of said two Lots N. 45-50 W. 144 feet to an iron pin; thence N. 44-45 E. 71 feet to an iron pin on the southern side of Elaine Drive (formerly Keasler Street); thence S. 52-53 E. 118.2 feet to an iron pin at the western intersection of said Drive and Edwards Road, thence running along and with the western side of Edwards Road, S. 27-05 W. 90 feet to the point of beginning.

This is the same property conveyed to mortgagor by Edwin C. King by deed of even date herewith, to be recorded.

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 a monthly premium necessary to carry private mortgage guaranty insurance until the principal balance reaches 80% of the original sales price or appraisal, whichever is less. The estimated monthly premium for the first nine years will be .02% of the original amount of the loan. The estimated monthly premium for each year thereafter

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