

FILED
GREENVILLE CO. S.C.

LO. 3, BLACK & GASTON
VOL. 818
PAGE 1419

Mortgagee's address: P. O. Box 1268, Greenville, S.C. 29602
First Mortgage on Real Estate

RECORDED IN THE
R.M.C. MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

25695

TO ALL WHOM THESE PRESENTS MAY CONCERN: Stephen R. Tate & Rebecca K. Tate

(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-nine Thousand and No/100 ----- DOLLARS

(\$ 29,000.00), 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 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, being shown and designated as Lot Number 265 on plat entitled Belle Meade, Section 3, recorded in Plat Book GG at Page 187 of the R.M.C. Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the East side of Marlboro Drive, joint front corner of Lots 265 and 266; thence, N 83-16 E 140 feet, N 6-44 W 80 feet, S 83-16 W 140 feet to Marlboro Drive; thence with said Drive, S 6-44 E 80 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of John B. Lipscomb and Marcia M. Lipscomb dated December 30, 1977 and recorded of even date herewith.

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 0.2% of the

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