

FILED
GREENVILLE CO. S. C.
First Mortgage on Real Estate
JUN 18 12 24 PM '79
DONNIE S. TANKERSLEY
R.M.C.

FILED
GREENVILLE CO. S. C.
Apr 22 9 25 AM '69
OLLIE FARNSWORTH
MORTGAGE

BOOK 1123 PAGE 433
BOOK 67 PAGE 403
PAID AND RECORDED BY FULL
THIS 11th DAY OF June 1979
FIDELITY FEDERAL SAVINGS & LOAN ASSN.
BY *Harold Thompson* ASST. V.P.
WITNESSES
Stephen Cabaniss
STEPHEN CABANISS

LONG, BLACK & GASTON
RECORDED
N/21 6/ R/M/ 0125

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

AND NANCY B. CABANISS ¹ JUN 18 1979 (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 Thousand Four Hundred and ~~no~~ 100----- DOLLARS (\$20,400.00---), with interest thereon at the rate of ~~XXXXXXXXXXXXXXXXXXXX~~ 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, being shown as Lot 37 on plat of Brook Glenn Gardens recorded in the RMC Office for Greenville County in Plat Book JJJ at page 85, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the eastern side of Kensington Road at Joint front corner of Lots 36 and 37 and running thence with line of Lot 36, S 70-41 E 134.1 feet to an iron pin; thence N 22-50 E 107 feet to an iron pin at rear corner of Lot 38; thence with line of Lot 38, N 69-05 W 143.8 feet to an iron pin on the eastern side of Kensington Road; thence with the eastern side of said Road, S 19-30 W 70 feet and S 15-11 W 40.8 feet to the beginning corner.

Being the same property conveyed to the mortgagors by deed of Threatt-Maxwell Enterprises, Inc., to be recorded herewith .

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, mortgagors promise to pay to mortgagee the sum of 1/48% of the original amount of this loan in payment of the mortgage guaranty insurance covering this loan; and on their failure to pay it, mortgagee may advance it for their account and collect it

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