

Box 1268
Greenville SC 29602

FILED
GREENVILLE CO. S. C.

BOOK 67 PAGE 1615
BOOK 1377 PAGE 957

SEP 17 2 05 PM '76

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

4193
Donnie S. Tankersley
R.M.C.

PAID AND RECEIVED IN FULL

DATE OF July 17 1979

FIDELITY FEDERAL SAVINGS & LOAN ASSN.

Witness: *Handwritten signature*

WITNESS: *Handwritten signature*

WITNESS: *Handwritten signature*

First Mortgage on Real Estate
GREENVILLE CO. S. C.

AUG 3 10 33 AM '79

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: we, John A. Mengel and Esylene G. Mengel

(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 Four Thousand Three Hundred and NO/100----- DOLLARS

(\$ 24,300.00), 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 twenty five 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 western side of Creighton Street and being known and designated as all of Lot No. 12 on plat of Section 3, Colonial Hills recorded in RMC Office in Plat Book "BBB" at page 91, and having, according to said plat, the following metes and bounds, tow-wit:

BEGINNING at an iron pin on the western side of Creighton Street at the joint front corner of Lots Nos. 11 and 12 and running thence along said Street, S. 9-45 W. 100 feet to an iron pin; thence along the joint line of Lots Nos. 12 and 12, N. 80-15 W. 150 feet to an iron pin; thence N. 9-45 E. 100 feet to an iron pin; thence along the joint line of Lots Nos. 11 and 12, S. 80-15 E. 150 feet to the point of beginning, this conveyance is subject to all easements, rights of way, roadways, restrictions and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagors by deed of Victor C. Campbell, dated Sept 17, 1976, and to be recorded in RMC Office September 17, 1976 in Deed Book 1073 page 4.

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 for the term of the guaranty policy the sum of 1/48th 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 to maintain guaranty insurance in force until the loan balance

GCTO -----3 AUG. 79 1014
DILLARD MITCHELL & ARNAL PA

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