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FILED GREENVILLE CO. S. C.

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First Mortgage on Real Estate

FILED GREENVILLE CO. S. C. 1 44 PM '79  
CONNIE S. TANKERSLEY R.H.C.

CONNIE S. TANKERSLEY R.H.C. MORTGAGE

PAID AND DISCHARGED IN FULL  
THIS 17 DAY OF AUG 1979  
FIDELITY FEDERAL SAVINGS & LOAN ASSN.  
Raymond Johnson  
ASST. V.P.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

AUG 22 1979

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WILLIAM W. MIMS and *Ernestine J. Mims*

ERNESTINE J. MIMS

(hereinafter referred to as Mortgagor) SEND(S) GREETING

WILKINS & WILKINS ATTYS  
SUG. REC. 8/23/79  
GCTC

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 Thirty-seven Thousand Three Hundred Fifty and No/100-----DOLLARS

(\$ 37,350.00----), 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 (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, Town of Mauldin, being shown as Lot 69 on a plat of Forrester Woods, Section II, dated March 17, 1973, prepared by Carolina Engineering and Surveying Company and recorded in Plat Book 4 X at Page 64.

This conveyance is made subject to restrictive covenants, easements, rights-of-way, and zoning ordinances which appear on the recorded plats or on record.

This being the property conveyed to Fred B. Beiers and Harvey C. Watson by deed of YB Developers, Inc., said deed being recorded in the R. H. C. Office for Greenville County in Deed Book 997 at Page 184.  
(CONTINUATION OF DESCRIPTION ON BACK OF MORTGAGE)

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.

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