

P.O. Box 1268, Greenville, S.C.

VCL 68 PAGE 810

SEP 24 1979

BOOK 1424 PAGE 771

FILED GREENVILLE CO. S.C. FILED GREENVILLE CO. S.C.

First Mortgage on Real Estate

SEP 24 2 45 PM '79 DONNIE S. TANKERSLEY R.M.C.

MORTGAGE

17918 14-10-79 Dept. 11 2.0001

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY R.M.C. 10030

BY *Hayward Thompson*

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BRYAN THOMPSON AND BARBARA THOMPSON

Donnie S. Tankersley
R.M.C.

(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 Seven Hundred Fifty and No/100

(\$ 24,750.00), 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 fifteen (15) 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 known and designated as Lot No. 39 of Sunny Slopes Subdivision, Section One, according to a plat prepared of said property by C. O. Riddle, Surveyor, February 8, 1971, and recorded in the RMC Office for Greenville County, S. C., in Plat Book "4 R", at Page 3, and according to said plat having the following metes and bounds, to wit:
BEGINNING at a point on the edge of Rawood Drive, joint front corner of Lots Nos. 39 and 40, and running thence with said Drive, S. 53-18 W. 80 feet to a point on the edge of said Drive; thence N. 36-42 W. 150 feet to a point; thence N. 53-18 E. 80 feet to a point; thence S. 36-42 E. 150 feet to a point on the edge of Rawood Drive, the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagors by deed of Vaughn Realty, Inc., dated 1 March 1978, to be recorded herewith.
MORTGAGEE'S MAILING ADDRESS: P. O. Box 1268, Greenville, South Carolina 29602.
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 will be .01% of the original principal balance of this loan. The mortgagee may advance this premium and collect it as part of the debt secured by the mortgage if the mortgagor fails to pay it.

GREENVILLE, S. C. 29602
3 Sigsbee Street
Attorney at Law
SAMUEL L. WELLS

GCTO

4328 RV-2