

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.
OCT 25 3 17 PM '79
MORTGAGE

OCT 25 1979
BOOK 1282 PAGE 386
FILED
GREENVILLE CO. S. C.
JUN 22 1979
DONNIE S. LIVESLEY & LOAN ASSN.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

13963

TO ALL WHOM THESE PRESENTS MAY CONCERN: Jeffrey W. *[Signature]*
Ellen L. Ohly *[Signature]* (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 One Thousand Five Hundred and No/100----- DOLLARS

(\$21,500.00-----), 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 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, Greenville Township, being known and designated as Lot No. 25 of Block B, of the property of Corrine Bates, et al, according to a plat thereof prepared by Piedmont Engineering Service dated 1949 and recorded in the RMC Office for Greenville County in Plat Book Y, Page 53 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Buena Vista Street, joint front corner of Lots 24 and 25 and running thence along the south side of Buena Vista Street N. 58-10 E. 221 feet to an iron pin at the western corner of the intersection of Buena Vista Street and Midland Street; thence along the north-western side of Midland Street S. 12-13 W. 250 feet, more or less, to an iron pin at the rear corner of Lot No. 24; thence along the line of that lot N. 31-20 W. 203 feet to the beginning corner.

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

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