

FILED  
GREENVILLE CO. S. C.

NOV 15 1975 BOOK 69 PAGE 48

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PAID AND SAID TO BE PAID BY THIS DATE OF 1939 PAGE 583

First Mortgage on Real Estate

DONNIE S. TAKERSLEY  
R.M.C.

MORTGAGE

*Donnie S. Takersley*  
165712

FIDELITY FEDERAL SAVINGS & LOAN ASSN.  
*Donald Thompson*

*Arthur Jerniga*

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Charles H. English, Jr. and

J6 Ann P. English

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

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 Three Thousand Seven Hundred Fifty and No/100----- DOLLARS

(\$33,750.00), 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 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, on the southerly side of Coachman Drive shown and designated as lot 23 on plat of Carriage Estates recorded in Plat Book PPP at Page 15, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Coachman Drive at the joint front corner of lots 23 and 24; thence, S. 5-00 W. 198.2 feet to an iron pin; thence, N. 85-00 W. 86 feet to an iron pin; thence, N. 1-49 W. 199.6 feet to an iron pin on the south side of Coachman Drive; thence, with the south side of Coachman Drive N. 85-00 E. 109.5 feet to the point of beginning

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 reaches 75% or less of the original appraisal or sales price, whichever is less, and the mortgagee may apply for mortgage guaranty insurance to comply with the above.

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GREENVILLE S. C.  
MARION & JOHNSTONE, JULY'S PARRAGON & JOHNSTONE, ATTY'S.

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