

FILED
GREENVILLE CO. S. C. 70 204

First Mortgage on Real Estate

AS IS 4 01 77
MORTGAGE 1370 291

2.00 CT

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MICHAEL O. HALLMAN
ATTORNEY AT LAW

Michael O. Hallman

TO ALL WHOM THESE PRESENTS MAY CONCERN: That we, John H. Tate
GREENVILLE, S. C. 29601

John H. Tate

and Virginia N. Tate

(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-six thousand one hundred - - - DOLLARS

(\$ 26,100.00), 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 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 Mortgagee in hand well and truly paid by the Mortgagor 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 southeastern side of Cherrylane Drive, being shown and designated as Lot 59 on a Plat of Farmington Acres, recorded in the RMC Office for Greenville County in Plat Book RR, at Pages 106 and 107, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Cherrylane Drive at the joint front corner of Lots 58 and 59, and running thence with the line of Lot 58, S 37-15 E, 150 feet to an iron pin; thence with the rear line of Lot 74, N 52-45 E, 90 feet to an iron pin at the joint rear corner of Lots 59 and 60; thence with the line of Lot 60, N 37-15 W, 150 feet to an iron pin on the southeastern side of Cherrylane Drive; thence with said Drive, S 52-45 W, 90 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 55% or less of the original amount of the loan, whichever is less, and the mortgagee

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