

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WE, EDWARD J. STILES & VIGOR A. STILES

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

FILED 70 1976 776  
 GREENVILLE CO. S. C. 1377 37  
 SEP 3 1976  
 30917  
 MORTGAGE  
 SLEX  
 [Signatures]

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 FIFTY TWO THOUSAND SIX HUNDRED ----- DOLLARS

(\$ 52,600.00 ), 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 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 parcel, 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, near the city of Greenville, on the southern side of Foxcroft Road, being shown and designated as Lot No. 8 as shown on plat entitled "Carter's Grove, Section 1" prepared by Dalton & Neves, Engineers, dated August 1974 which plat is of record in the RMC Office for Greenville County, S. C. in Plat Book 4-R page 99, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin at the joint front corner of lots 7 and 8, and running thence with the joint line of said two lots, S. 20-06 E. 176.6 feet to an iron pin; thence with line of property designated as Section 11, S. 45-14 W. 164.7 feet to an iron pin at the joint rear corner of lots 8 and 9; thence with the joint line of said two lots, N. 5-41 W. 261.3 feet to an iron pin on the southern side of Foxcroft Road; thence with the southern side of Foxcroft Road, N. 75-09 E. 85 feet to the point of beginning.

This is the same property conveyed to mortgagor by Joe O. Charming by deed of even date herewith to be recorded simultaneously with this 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 11 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 through the

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