

DONNIE S. TANKERSLEY
R.M.C.
FILED
GREENVILLE CO. S. C.
Mar 2 4 26 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

04-40019
Vol 1458 PAGE 831
BOOK 87 PAGE 252

THIS MORTGAGE is made this 1st day of March 1979, between the Mortgagor, James William Dickert and Carolyn H. Dickert (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Six Thousand and No/100 (\$46,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 1, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2009

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the

"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."

THIS is the same property conveyed to the mortgagors herein by deed of Furman Cooper Builders as recorded in the RMC Office for Greenville County, S.C. in Deed Book 1097 at Page 730 on March 2, 1979.

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