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GREENVILLE CO. S. C. FILED
JUL 25 10 30 AM '76
OLLIE FARNSWORTH
R. H. C.

HILL, WYATT & WATSON
BOOK 41 PAGE 845

21 DAY OF Sept 1976

MORTGAGE RECORDING FEE PAID \$ 1.00

James M. Nubson
FIDELITY FEDERAL SAVINGS & LOAN ASSN.

Patricia D. Nubson

FILED
GREENVILLE CO. S. C.
SEP 28 11 00 AM '76

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: James M. Nubson and Patricia D. Nubson

8550

(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 Twenty-Six Thousand Nine Hundred and No/100-----DOLLARS

(\$ 26,900.00), with interest thereon at the rate of seven and 3/4 per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter 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 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 southern side of Del Norte Road being shown and designated as Lot No. 11 on a plat of Del Norte Estates, Section 4, recorded in the RMC Office for Greenville County in Plat Book 4N at Page 10, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Del Norte Road at the joint front corner of Lots 10 and 11 and running thence with the common line of said Lots S. 5-25 W. 140 feet to an iron pin at the joint rear corner of said Lots; thence N. 84-35 W. 95 feet to an iron pin at the joint rear corner of Lots 11 and 12; thence with the common line of said Lots N. 5-25 E. 140 feet to an iron pin on Del Norte Road; thence with Del Norte Road S. 84-35 E. 95 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 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 that after the expiration of ten years from the date hereof, the mortgagee may at its option apply for mortgage insurance for an additional period of five years with the mortgage insurance company insuring this loan, and the mortgagor agrees to pay to the mortgagee as premium for such insurance one half of 1% of the

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