

First Mortgage on Real Estate

BOOK 42 PAGE 813  
FILED Greenville Co. S. C.  
NOV 3 1976  
MORTGAGE  
LEATHERWOOD, WALKER, 1009  
Dennis S. Sandenly  
Raymond Thompson Jr.  
1332 PAGE 856  
FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION  
ASS. V.P.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

12293

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOSEPH W. JELKS, III  
ELIZABETH W. JELKS

(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

Thirty Eight Thousand Seven Hundred and 00/100----- DOLLARS

(\$ 38,700.00 ), 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 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 Northeasterly side of Sylvan Way in the City of Greenville, being designated as Lots No. 82, 83, and 84 on the Plat of Marshal Forrest as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book H, pages 133 and 134, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeasterly side of Sylvan Way, joint front corner of lots 84 and 85, and running thence along the common line of said lots N. 45-20 E. 232.7 feet to an iron pin on the Southwesterly side of a 10 foot easement; thence along said easement S. 54-40 E. 76.2 feet to an iron pin; joint rear corner of lots no. 81 and 82; thence along the common line of said lots S. 45-20 W. 255.4 feet to an iron pin on the Northeasterly side of Sylvan Way; thence along said Way N. 37-35 W. 75.6 feet to an iron pin, 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

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