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BOOK 48 PAGE 724

First Mortgage on Real Estate

OLLIE FARRAGANATH
R.M.C.

MORTGAGE

35368

JUN 21 1977

FIDELITY FEDERAL SAVINGS & LOAN ASSN.
BY David B. Davis
ASSN. V.P.

Return to Robert M. Davis

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: HARRY P. ROARK, JR. AND JOANNE M.

ROARK,

(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 Thousand Two Hundred Fifty and No/100-----DOLLARS (\$20,250.00-----), with interest thereon at the rate of six and three-fourths---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 twenty-five (25) 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, being shown and designated as Lot No. 19, on plat of Avon Park, recorded in the RMC Office for Greenville County, S. C., in Plat Book "KK", at Page 71, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the easterly side of Avon Drive, at the joint front corner of Lots Nos. 19 and 18, and running thence N. 77-50 E. 157.4 feet to an iron pin; running thence S. 23-00 E. 121.5 feet to an iron pin; running thence S. 10-30 E. 43.7 feet to an iron pin at the joint corner of Lots Nos. 6, 7, 10, and 19; running thence N. 83-50 W. 206.3 feet to an iron pin on the easterly side of Avon Drive; thence along the curve of Avon Drive, the chord of which is N. 2-39 W. 100 feet to the point of BEGINNING.

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 principal balance then existing.

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

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GREENVILLE CO. S. C.
J. TANKENSLY

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