

Berea  
F. RANDOLPH STONE  
ATTORNEY AT LAW  
GREENVILLE, S.C.

GREENVILLE CO. S.C.  
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ELIZABETH RIDDLE  
R.H.C.  
First Mortgage on Real Estate  
CONNIE S. TANKERSLEY  
R.H.C.

BOOK 52 PAGE 389

BOOK 1254 PAGE 281

MORTGAGE

OCT 25 1977

12773

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James A. McConnell and Laurel E. McConnell

(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-Seven Thousand Fifty and No/100 ----- DOLLARS

(\$ 27,050.00-----), 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 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 as Lot 30 on plat of Berea Forest, Section II recorded in Plat Book 4N, at pages 76-77, in the RMC Office for Greenville County, and having the following metes and bounds: BEGINNING at an iron pin on the southerly side of Berea Forest Circle at the joint corner of Lot 31, and running thence with Lot 31, S. 21-12 E. 130.5 feet to an iron pin; thence, S. 73-18 W. 73.8 feet to an iron pin; thence, N. 29-05 W. 118.3 feet to an iron pin; thence, N. 64-00 E. 90.1 feet with Berea Forest Circle to the beginning.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagors promise 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 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

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