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GREENVILLE CO. S. C.

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BOOK 652 PAGE 628

First Mortgage on Real Estate

OLLIE FARNSWORTH

R.M.C.

MORTGAGEE

Richard Egan  
115 Dumbarton  
S.W.C.  
13914

FIDELITY FEDERAL SAVINGS & LOAN ASSN.  
BY *Richard Thompson*  
ASSN. V.P.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WILLIAM D. WEST AND MARTHA E. WEST

*Created  
Donnie S. Tankersley  
1977*

(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 Thousand and No/100 (\$30,000.00) DOLLARS, with interest thereon at the rate of seven (7%) 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, on the northwesterly side of Selfair Lane, being shown and designated as Lot No. 39, on plat entitled "Revision of Lots 38, 39, 40, and 41, Section II, Spring Forest Subdivision", recorded in the RMC Office for Greenville County, S. C., in Plat Book "VVV", at Page 103, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwesterly side of Selfair Lane, joint front corner of Lot Nos. 39 and 40, as shown on said revised plat, and running thence N. 60-08 W. 150 feet to an iron pin; running thence N. 38-00 E. 140 feet to an iron pin; running thence S. 44-45 E. 148.6 feet to an iron pin on the northwesterly side of Selfair Lane; thence with the northwesterly side of Selfair Lane, on a curve, the chord of which is S. 37-21 W., 100 feet to the point of BEGINNING.

The mortgagors agree that after the expiration of ten (10) years from the date hereof, the mortgagee may at its option apply for mortgage insurance for an additional period of five (5) years with the mortgage insurance company insuring this loan, and the mortgagors agree 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 mortgagors promise 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

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DONNIE S. TANKERSLEY  
R.M.C.

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