

FILED
GREENVILLE CO. S. C.

First Mortgage on Real Estate

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MORTGAGE

CONNIE S. TANKERSLEY

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 31 11 44 AM '79

TO ALL WHOM THESE PRESENTS MAY CONCERN

CONNIE S. TANKERSLEY
R.M.C.

LONG, BLACK & GASTON

2000 N. 10th St. Greenville, S.C. 29601

FIDELITY FEDERAL SAVINGS & LOAN ASSN.

Harold Thompson

WITNESS

Kathy J. [unclear]

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

Michael G. Pullen and
Jane L. Pullen

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 One Thousand, Five Hundred and No/100 ----- DOLLARS

(\$ 31,500.00), 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, in the City of Greenville, on the southern side of Buist Avenue, being shown as Lot 19 on a plat of North Park recorded in plat Book K at Page 48 and described as follows:

BEGINNING at an iron pin on the southern side of Buist Avenue at the corner of Lot 18 and running thence with the southern side of said Avenue, N. 70-54 W. 85.7 feet to an iron pin; thence S. 5-33 W. 187.3 feet to an iron pin at the corner of Lot 17; thence with the line of said lot, S. 70-54 E. 42 feet to an iron pin at the corner of Lot 18; thence with the line of said lot, N. 19-06 E. 180 feet to the beginning corner.

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 of the debt secured by the mortgage.

The mortgagors agree to maintain guaranty insurance in force until the loan balance reaches 75% or less of the original appraisal or sales price, whichever is less, and the mortgagee may apply for mortgage

JUL 31 1979