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GREENVILLE CO. GREENVILLE CC

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BOOK

41 PAGE 419

SEP 8 9 57 AM '76

BOOK 12794-698

First Mortgage on Real Estate

SEP 8 '76

MORTGAGE

6637

RECORDING FEE
PAID: 1.00

Hayward Thompson
ASST. REC.
County Clerk

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Philip Klinck and Doris G. Klinck

(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-six Thousand and No/100-----DOLLARS

(\$ 36,000.00), 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,

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, on the eastern side of Pimlico Road, being known and designated as Lot 97 on plat of Gower Estates, Section A, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book QQ, at pages 146 and 147 and a more recent plat entitled "Property of Paul J. Calloway", dated September, 1961, prepared by J. C. Hill and recorded in the R.M.C. Office for Greenville County in Plat Book VVV, at Page 113 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Pimlico Road, joint front corner of lots 96 and 97; thence with the eastern side of Pimlico Road, S. 19-43 E. 27.7 feet to an iron pin; thence S. 22-14 E. 73 feet to iron pin at the corner of lot 98; thence with the line of lot 98, N. 67-46 E. 175 feet to an iron pin; thence N. 22-14 W. 90 feet to an iron pin at the rear corner of lot 96; thence with the line of lot 96, N. 71-09 E. 174.8 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

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