

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN

FILED
GREENVILLE COUNTY
DEC 5 9 33 AM '76
ELIZABETH GASTON
MORTGAGE
LONG, BLACK & GASTON

BOOK 42 PAGE 45
BOOK 1259 PAGE 347
PAID AND RECEIVED IN FULL
DATE 11/25/76
FIDELITY FEDERAL SAVINGS & LOAN ASSN.
BY *Raymond Thomas*
ASST. VP.
WITNESSES:
Kathy [unclear]
Charles [unclear]
SST. 1

LONG, BLACK & GASTON
GREENVILLE CO. S. C.
11 20 AM '76

Mr. C. Wendell Browne (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 Eighteen-Thousand, Eight-Hundred and no/100 ----- DOLLARS

(\$ 18,800.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is thirty 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 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, known as Lot #73, Section V, Colonial Hills Subdivision, recorded in the R. M. C. Office for Greenville County, in Plat Book 900 page 21, and according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the southern side of Fairford Circle which iron pin is the joint front corner of Lots #72 and 73 and running thence S. 5-57 W. 176.3 feet to an iron pin; thence N. 83-56 W. 60.15 feet to an iron pin; thence N. 6-12 E. 61.1 feet to an iron pin; thence S. 75-58 N. 34.1 feet to an iron pin; thence N. 6-56 E. 128.1 feet to an iron pin on the southern side of Fairford Circle; thence along the southern side of Fairford Circle S. 83-15 E. 90.0 feet to an iron pin, 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.

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