

FILED
GREENVILLE CO. S. C.
NOV 12 1964
DONNIE S. TANKERSLEY
First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.
BOOK 44 PAGE 473

DEC 13 12 31 PM 1968

MORTGAGE

18627

Physical Mortgage
Kath. J. Kessler
Patricia

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Lloyd E. Kessler and Patricia

L. Kessler (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-Two Thousand and No/100 -----DOLLARS (\$ 22,000.00), with interest thereon at the rate of _____ 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 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, known and designated as Lot 99 situate on the north side of Confederate Circle being shown and designated as Lot 99 on plat of Sheffield Forest, Section III, page 157 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Confederate Circle at the joint front corner of Lots 98 and 99 and running thence with line of Lot 98 N. 6-00 W. 151.3 feet to an iron pin; thence S. 69-15 W. 103.4 feet to pin at rear corner of Lot 100; thence with line of Lot 100 S. 6-00 E. 125 feet to a pin on Confederate Circle; thence with the north side of Confederate Circle S. 85-00 E. 100 feet to the point of beginning, said premises being the same conveyed to the mortgagors by deed not yet recorded.

The mortgagors agree that after the expiration of 10 years from the date hereof, the mortgagee may at its option apply for mortgage insurance for an additional 5 years with the mortgage insurance company insuring this loan; and mortgagor agrees to pay to the mortgagee as premium for such insurance 1/2% of the principal balance then existing.

0 4 7 3

4328 RV-2