

JAN 13 '77 ED
GREENVILLE CO. S. C.
JAN 13 3 15 PM '77
First Mortgage on Real Estate
CONNIE S. TANKERSLEY
R.M.C.

FILED
GREENVILLE CO. S. C.

JAN 27 10 15 AM '77

OLLIE FARMINGTON
R.M.C.

MORTGAGE

BOOK 44 PAGE 51A

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FIDELITY FEDERAL SAVINGS & LOAN ASSN.

STATE OF SOUTH CAROLINA 18770
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Floyd A. Teasley
Harriett S. Teasley

(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-Five Thousand Six Hundred and No/100 DOLLARS

(\$ 25,600.00), 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 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 as may be advanced or advanced 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, near the Town of Mauldin, being known and designated as Lot No. 113 on a plat of Holly Springs, Section I, prepared by Piedmont Engineers and Architects, dated February 23, 1971, and recorded in the RMC Office for Greenville County in Plat Book 4N, page 5 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Brook Bend Road, joint front corner of Lots 112 and 113 and running thence along the line of Lot No. 112 N 10-17 E 170 feet to an iron pin; thence N 73-25 W 90.55 feet to an iron pin; thence S 10-17 W 180.0 feet to an iron pin on the northern side of Brook Bend Road; thence along the edge of said Road S 79-43 E 90.0 feet to an iron pin, the point of beginning.

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 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 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,

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