

FILED
GREENVILLE CO. S. C.

DEC 15 2 55 PM '77

DONNIE S. TANKERSLEY
First Mortgage of Real Estate

BOOK 46 PAGE 79

903 PAGE 112

MORTGAGE

24310

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

EARIE G. TYLER

(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 Sixteen Thousand Two hundred and No/100 DOLLARS (\$ 16,200.00), with interest thereon at the rate of six (6%) 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 twenty 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 219 of Section 3 of Belle Meade, recorded in Plat Book 66 at Page 187 in the R.M.C. Office for Greenville County, and having according to said plat the following metes and bounds, to wit:

"BEGINNING at an iron pin on the southern side of Pine Creek Drive at the joint front corner of Lots 160 and 219, and running thence with the line of Lot 160, S. 14-50 W. 150 feet to an iron pin; thence N. 75-10 W. 90 feet to an iron pin, joint rear corners of Lots 219 and 220; thence with the line of Lot 220, N. 14-50 E. 150 feet to an iron pin on Pine Creek Drive; thence with said Drive, S. 75-10 E. 90 feet to the point of beginning."

Said premises being the same conveyed to the mortgagor by deed of Hans J. Klæui, et al, to be recorded herewith.

The mortgagor agrees 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 one per cent

WILKINS & WILKINS-ATTYS.

4-28-77