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FILED
GREENVILLE CO. S. C.

First Mortgage on Real Estate

MAR 21 4 27 PM '77
COUNTY OF GREENVILLE
SOUTH CAROLINA

MAR 21 '77

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SARA B. SAMMONS and

JAMES E. SAMMONS

(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 and No/100 DOLLARS (\$ 18,000.00), with interest thereon at the rate of six and three-fourths 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, on the eastern side of Claxton Drive, being shown and designated as Lot 29 on plat of Farmington Acres, Section 3, recorded in Plat Book BBB, Page 89, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Claxton Drive at the joint front corner of Lots 28 and 29 and running thence with the line of Lot 28 N. 61-28 E. 206.7 feet to pin on branch; thence with branch as a line the chord of which is S. 30-25 E. 125.4 feet to pin; thence S. 62-43 W. 206.1 feet to pin on Claxton Drive; thence with the eastern side of Claxton Drive N. 30-52 E. 121.2 feet to the point of beginning.

Being the same premises conveyed to the mortgagor by deed to be recorded herewith.

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 one per cent of the principal

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