

10 31 80

FILED GREENVILLE CO. S. C. 13-9 1877

BOOK 51 PAGE 386

1329 PAGE 777

First Mortgage on Real Estate

MORTGAGE

SEP 16 1877

NOTARY PUBLIC STATE OF SOUTH CAROLINA  
By *David B. Roaden*  
Notary Public

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

David B. and Sandra S. Roaden (hereinafter referred to as Mortgagor) SEND(S) GREETING

GREENVILLE, S. C.  
SEP 16 2 11 PM '77

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 Nineteen Thousand Nine Hundred Fifty and no/100----- DOLLARS

(\$ 19,950.00----- ), 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 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,

All that certain piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, near the Town of Simpsonville, shown as Lot 161, Section 2 on plat of Bellingham, recorded in Plat Book 4N at page 79 in the RMC Office for Greenville County and having the following courses and distances:

BEGINNING at an iron pin on the southern side of Cloverdale Lane at the joint front corner of Lots 161 and 160 and running thence along the common line of said lots, S. 03-40 E. 137.0 feet to an iron pin at the rear of said lots; thence S. 36-57 W. 144.8 feet to an iron pin at the rear corner of Lots 161 and 162; thence along the joint line of said lots, N. 0-19 W. 242.3 feet to an iron pin on Cloverdale Lane; thence along said lane, N. 85-47 E. 39.6 feet and N. 80-00E. 40.4 feet to 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 for the term of the guaranty policy 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.

4328 (W-2)