

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.
FEB 23 1951
MORTGAGE
OLLIE FARNSWORTH
R.H.C.

9518

SEP 23 1951

BOOK 51 PAGE 537
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Paid and Entered in Public Office
FEB 16 1951
FIDELITY FEDERAL SAVINGS & LOAN ASSN.
GREENVILLE, S. C.

Handwritten Signature
ADDRESS
Handwritten Signature

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: STEVEN F. LANZER AND ROSEMARY A.

LANZER

(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-Eight Thousand Two Hundred Fifty and No/100-----DOLLARS

(\$28,250.00-----), 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 (30)----- 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, being shown and designated as Lot No. 231, on plot of Del Norte Estates, Section 11, recorded in the RMC Office for Greenville County, S. C., in Plat Book "4 N", at Page 12, and having, according to said plot, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Tussock Road, joint front corner of Lots Nos. 230 and 231, and running thence with said Road, S. 43-30 W. 89.5 feet to an iron pin; thence continuing with said Road, S. 66-41 W. 40.9 feet to an iron pin; thence with the intersection of Tussock Road and Scottswood Drive, N. 63-45 W. 32 feet to an iron pin on the easterly side of Scottswood Drive; thence with the easterly side of said Drive, N. 14-09 W. 50.5 feet to an iron pin; thence continuing with the easterly side of said Drive, N. 29-44 W. 42.1 feet to an iron pin; running thence N. 43-30 E. 97.4 feet to an iron pin; thence with the joint lines of Lots Nos. 230 and 231, S. 46-30 E. 130 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 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 mortgagor agrees that after the expiration of the term of the mortgage, the mortgagee shall have the right to sell the property secured by the mortgage and to apply the proceeds of such sale to the payment of the debt secured by the mortgage.

GREENVILLE CO. S. C.

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DOUGLASS STANFORD
CLERK

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