

GREENVILLE CO. S. C.

P.O. Box 1869

JUL 27 11 15 AM '79

BOOK 64 PAGE 575

BOOK 1373 PAGE 696

First Mortgage on Real Estate

DOONIGS, JAMES STANLEY
FILED
MORTGAGE
FEB 27 1979
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FILED IN THE
OFFICE OF THE
CLERK OF COURT

RECEIVED
FEB 27 1979

W. KENT ROBERT AND ELIZABETH

FEB 27 1979
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
21687

L. LEONHARDT

*Consolidated
Dannie S. Leonhardt
K.C.C.*

W. KENT ROBERT AND ELIZABETH

(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 and No/100 ----- DOLLARS

(\$ 28,000.00), 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, City of Greenville, on the northeastern corner of Summit Drive and Northwood Avenue, being a portion of Lot Number 2 as shown on a plat of property of Furman C. Smith and G. Herman Walker recorded in Plat Book S at Page 3, and according to a survey made by J.C. Hill on March 21, 1963, is described as follows:

BEGINNING at an iron pin at the northeastern corner of Northwood Avenue and Summit Drive and running thence with the eastern side of Summit Dr., N 1-26 E 85 feet to an iron pin; thence, S 87-14 E 153.6 feet to an iron pin; thence, S 1-26 W 84.2 feet to an iron pin on Northwood Avenue; thence with the northern side of said Avenue, N 87-34 W 154 feet to the beginning corner.

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 account and

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