

OCT 21 2 41 PM '90
DONNIE CAMPBELL
R.M.C.

FILED
GREENVILLE CO. S. C.
AUG 7 2 1990
ELIZABETH
FIDELITY FEDERAL SAVINGS & LOAN ASSN.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Created
Bennie B. Jenkins
13659

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charles E. Brown and Frankie D. Brown
(hereinafter referred to as Mortgagor)

Daywal Thomas
Atty. Gen. S. C.
Deje W. Brown

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
Plat Book JJJ, Page 82, in the RMC Office for Greenville County,
being more particularly described as follows:

BEGINNING at an iron pin at the joint front corner of Lots 37 and 36, running thence N. 72-00 W. 110 feet to an iron pin at the joint front corner of Lots 36 and 35; thence with the line of Lot 35, S. 14-58 W. 180.6 feet to an iron pin, joint rear corner of Lots 36 and 35; thence S. 83-42 E. 21 feet to an iron pin; thence S. 59-52 E. 64.3 feet to an iron pin; thence S. 59-52 E. 3 feet to an iron pin; thence a new line through Lot 37, running Northeast, 191 feet to the beginning corner.

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 1% of the principal balance then existing.
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 hereby.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

25390

4328 RV-2