

AUG 16 10 31 AM 1985

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Annie Lou Major**

(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 -----  
**Sixteen Thousand Five Hundred and No/100-----** DOLLARS  
(\$ 16,500.00 ), with interest thereon at the rate of **6-3/4** 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 **20** 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 the major portion of Lot 16 as shown on the combined Map of Plats 2 and 3 of Park Hill, recorded in Plat Book I at Pages 36 and 37, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Aberdeen Drive at joint front corner of Lots 16 and 16A, and running thence through Lot 16 S. 42-14 W. 149.1 feet to an iron pin in rear line of Lot 16; thence N. 45-39 W. 76.6 feet to an iron pin at rear corner of Lot 15; thence with line of Lot 15 N.41-01 E. 143.8 feet to iron pin on southern side of Aberdeen Drive; thence with southern side of Aberdeen Drive S. 49-40 E. 80 feet to beginning corner.

Being the same property conveyed to the mortgagor by deed of James E. Woodside, et al, to be recorded herewith.

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 one per cent 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 collect it as a part of the debt secured by the mortgage.

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.

*Executed*  
*Dennis S. Imbrascio*  
*SMC*

*Set Book 163 page 1654*  
*7-25-95*

*See Modification & Assumption Agreement, See P. 57. Bud 1285 page 666*