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OLLIE F. B. WORTH  
R.M.C.

BOOK 1095 PAGE 34

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: DON E. KEMP & PEGGY E. KEMP

(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-three Thousand Two Hundred and no/100-----DOLLARS (\$23,200.00-----), with interest thereon at the rate of six and 3/4ths 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 twenty-five 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 those certain lots of land lying in the State of South Carolina, County of Greenville, near the City of Greenville, in Paris Mountain Township, on the northwestern side of Regent Drive, shown as Lots 56 and 57 on a Plat of Edgefield, recorded in the R.M.C. Office for Greenville County in Plat NN at page 195, the following courses and distances:

BEGINNING at an iron pin on the northwestern side of Regent Drive at the joint frontier corner of Lots 55 and 56 and running thence along the line of Lot 55 N. 49-15 W. 213.5 feet to an iron pin; thence S. 42-47 W. 127.6 feet to an iron pin in the rear line of Lot 57; thence S. 35-29 W. 72.9 feet to an iron pin at the rear corner of Lot 58; thence along the line of Lot 58 S. 49-15 E. 210.9 feet to an iron pin on the northwestern side of Regent Drive; thence along the northwestern side of Regent Drive N. 40-45 E. 200 feet to the point of beginning.

Being the same property conveyed to the Mortgagors by deed of Furman University to be recorded herewith.

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 mortgagee insurance company insuring this loan, and the mortgagor agrees to pay to the mortgagee as premium for such insurance one-half of one (1%) per cent of the principal balance then existing.

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.

*See Preliminary to Assumption of Payment, See P. 5, n. 10, Plat 1287 page 328*

RECORDED AND CANCELLED OF RECORD  
25 DAY OF Aug 1980  
FOR GREENVILLE COUNTY, S. C.  
10 28 O'CLOCK P. M. NO. 5587

FOR SATISFACTION OF MORTGAGE SEE  
SATISFACTION BOOK 71 PAGE 991