

First Mortgage on Real Estate

OCT 4 11 01 AM '71
OLLIE FARNSWORTH
R. M. C.

BOOK 1208 PAGE 472

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Clarence O. Timms and Margie M. Timms

(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 ONE THOUSAND FIVE HUNDRED (\$21,500.00)----- DOLLARS

(\$ 21,500.00), 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 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, located on the Southern side of Lilly St., and being shown and designated as all of lot number TWENTY THREE (23) on plat of HUNTERLY ACRES, recorded in plat book WWW page 20, Greenville County R. M. C. Office, reference is hereby made to said plat for a more complete description as to metes and bounds.

This is same conveyed to the within mortgagors by T. Walter Brashier by deed to be recorded herewith.

The mortgagors agree that after the expiration of 10 years after the date hereof, that the mortgagee at its option may apply for mortgage insurance for an additional period of 5 years, with the mortgage insurance company insuring this loan and the mortgagees agree to pay to the mortgagee the premium for such insurance at rate of $\frac{1}{2}$ of one percent of the principal balance of existing amount.

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.