

REGULATION NO. 27  
COMPLIED WITH  
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FILED  
GREENVILLE CO. S. C.

BOOK 1278 PAGE 333

MAY 23 3 22 PM '77

DOMINE S. T. PETERSLEY  
RMORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: RICHARD W. PLOOF and CAMELLIA  
R. PLOOF

(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  
THOUSAND FOUR HUNDRED AND NO/100 ----- DOLLARS

(\$ 20,400.00 ), 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 Mort-  
gagee 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 be-  
fore the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-  
gained, 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, near the City of  
Greenville, shown as Lot No. 162 on the East side of West Belvedere  
Road and on the South side of West Belvedere Road on Plat of South  
Forest Estates, made by Pickell & Pickell, Engineers, August 29, 1955,  
recorded in the RMC Office for Greenville County, South Carolina, in  
Plat Book GG at Page 181 and having according to said plat, the  
following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of West Belvedere Road at  
the joint corner of Lots 161 and 162 and runs thence along the line  
of Lot 161, N. 85-05 E. 125 feet to an iron pin; thence N. 4-55 W. 124.9  
feet to an iron pin on the South side of West Belvedere Road; thence  
along West Belvedere Road S. 75-37 W. 105.7 feet to an iron pin; thence  
with the curve of West Belvedere Road (the chord being S. 35-23 W. 32.3  
feet) to an iron pin on West Belvedere Road; thence continuing along  
West Belvedere Road, S. 4-55 E. 83 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 pro-  
mises 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 by the mortgage."

"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 com-  
pany 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.

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 fix-  
tures and equipment, other than the usual household furniture, be considered a part of the real estate.