

## MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

William P. Edwards and Orrie Belle Barr

(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 Forty two thousand seven hundred fifty and 00/100 DOLLARS

(\$ 42,750.00 ), 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 (30) 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, lying and being on the northwestern side of Bransfield Court in Greenville County, South Carolina, being shown and designated as Lot no. 417 on a plat of Del Norte Estates, Section V made by Piedmont Engineers and Architects dated May 23, 1972 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4R-17 and having according to said Plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the western side of Bransfield Court at the joint front corner of Lots #416 and 417 and running thence with the common line of said lots, N.42-43 W. 132.0 feet to an iron pin; thence with a branch as the line, the traverse line of which is N.28-08 E. 90.0 feet to an iron pin; thence with the line of property now or formerly belonging to R.H. and E.H. Collins, N.83-03 E 91.5 feet to an iron pin at the joint rear corner of lots no. 417 and 418; thence with the common line of said lots, S. 8-47 W. 131.8 feet to an iron pin on the western side of Bransfield Court, the chords of which are S. 39-00W. 35.0 feet to an iron pin and S. 2-59 W. 30.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the grantors herein by 4-D Builders, Inc. by deed dated August 30, 1973 and recorded in Deed Book 983 at page 25 in the RMC Office of Greenville County, South Carolina.

" 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 a monthly premium necessary to carry private mortgage guaranty insurance until the principal balance reaches 80% of the original sale price or appraisal, whichever is less. The estimated monthly premium is to commence with the 109th installment and the amount of the estimated monthly premium will be 01% of the principal balance after the 120th monthly installment. The mortgagee may advance this premium and collect it as part of the debt secured by the mortgage if the mortgagor fails to pay it"

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.

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