

RECORDED
INDEXED
OCT 22 10 06 AM '79
SOUTH CAROLINA
REC'D

BOOK 1441 PAGE 852

First Mortgage on Real Estate

MORTGAGE

Handwritten:
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Donnie Carl Chambers and Cornelia N. Chambers
(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

Thirty four thousand five hundred fifty and 00/100-----DOLLARS

(\$ 34,550.00), 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 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, being known and designated as Lot No. 48 as shown on plat of CANTERBURY, SECTION II, recorded in plat book 6 H page 22 of the RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the south side of Sheffield Drive, the joint front corner of Lots 47 & 48, and running thence with the joint line of said lots S. 23-21 W. 139.99 feet to an iron pin in line of Lot 54; thence with the joint line of Lots 48 and 54, S. 66-44-40 E. 61.21 feet to an iron pin corner of Lot 53; thence with joint line of lot 48 and lot 53, S. 75-42 E. 67.36 feet to an iron pin joint rear corner of Lots 48 and 50; thence with the joint line of said lots N. 12-13-54 E. 139.30 feet to an iron pin on the south side of Sheffield Drive; thence with the south side of said street N. 72-12-33 W. 76.03 feet to an iron pin; thence continuing N. 72-12-33 W. 25 feet to the point of beginning.

This is the same property conveyed to mortgagors by Fortis Enterprises, Inc. by deed dated August 11, 1978 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 a monthly premium necessary to carry private mortgage insurance until the principal balance reaches 80% of the original sales price or appraisal, whichever is less. The estimated monthly premium for the first nine years will be .02% of the original amount of the loan. The estimated monthly premium for each year thereafter will be .01% of the original principal balance of this loan. 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."

MORTGAGEE's address: PO Box 1268
Greenville, S. C. 29601

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.

OCTO - - - 1 AM 22 79 623

2.0001

21 50 00 0

4328 RV-2