

SEP 15 4 44 PM 1967

First Mortgage on Real Estate

OLLIE FARM NORTH
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Ben B. Carson and

Mary G. Carson

(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 Seven Hundred Fifty and no/100----- DOLLARS
(\$ 23,750.00---), with interest thereon at the rate of ----6 3/4----- 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 ----25---- 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, on the southeastern side of Ashford Avenue, being shown as Lot 7 on plat of Section 4, Stone Lake Heights, dated July 8, 1964, prepared by Piedmont Engineers & Architects, recorded in Plat Book BBB at page 159 in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds:

Beginning at an iron pin on the southeastern side of Ashford Avenue at the joint front corner of Lots 7 and 8, and running thence with line of Lot 8, S. 39-46 E. 160 feet to an iron pin at the joint rear corner of Lots 7 and 8; thence with the Vista Hills Property, S. 50-14 W. 110 feet to an iron pin at joint rear of Lots 6 and 7; thence with line of Lot 6, N. 39-46 W. 160 feet to an iron pin on Ashford Avenue; thence with said Avenue, N. 50-14 E. 110 feet to the point of beginning.

Being the same property conveyed to the grantors by deed of Eugene E. Stone, Jr., et al, of even date and to be recorded herewith.

In addition to and together with the monthly payments of principal and interest under the terms of the note and mortgage, the mortgagee promises to pay to the mortgagor 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 their failure to pay it, the mortgagees may advance it for the mortgagor's account and collect it as a part of the debt secured by the mtg. THE MORTGAGORS AGREE that after the expiration of 10 years from the date hereof, mortgagee may, at its option, apply for mortgage insurance for an additional period of 5 years with the mortgage insurance company insuring this loan, and the mortgagor agrees to pay to the mortgagee as premium for such insurance 1/2 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 fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

SATISFIED AND CANCELLED OF RECORD

15th DAY OF SEP 1967
R. M. C. FOR GREENVILLE COUNTY S. C.
AT 2 O'CLOCK P. M. NO. 1069

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 1069 PAGE 356