

Book 1374
City

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.
MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: James R. Lozier and Peggy P. Lozier

(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-six Thousand five Hundred Fifty and No/100 ----- DOLLARS

JPX \$ 26,550.00), 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 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 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,

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 53 and 1/2 of Lot 52 on a plat of Oakwood Acres, which plat is recorded in the RMC office for Greenville County in Plat Book DDD-113, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Idlewild Avenue, joint front corner of Lots 53 and 54, and running thence with said Lots N. 5-38 W. 145.0 feet to an iron pin on line of Lot 52; thence along line of Lot 52 N. 82-30 W. 28.7 feet to an iron pin in rear line of Lot 1; thence N. 15-30 E. 45.5 feet to an iron pin in center of rear line of Lot 52; thence on a new line through center of Lot 52 S. 82-30 E. 203.4 feet, more or less, to an iron pin on western side of Oakwood Avenue in center of front line of Lot 52; thence along western side of Oakwood Avenue S. 7-30 W. 124 feet to an iron pin; thence with the curve of the intersection of Oakwood Avenue and Idlewild Avenue, the chord being S. 45-33 W. 39.6 feet to an iron pin on the northern side of Idlewild Avenue; thence along the northern side of Idlewild Avenue S. 83-37 W. 127.3 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Charles D. Stillwell, 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 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.
(continued on back)

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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