

P.O. Box 1268  
Greenville, S.C.  
29602

GREENVILLE CO. S. C.

AUG 18 4 49 PM '75

BOOK 1376 PAGE 732

DONNIE S. TANKERSLEY  
R.M.C.

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Jack D. Liverman & Virginia W.

Liverman

(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 One Thousand, Four Hundred and No/100----- DOLLARS

(\$ 31,400.00 ), 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 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, in the City of Mauldin, on the northern side of White Drive, being shown and designated as Lot No. 57, Section 2, Sunset Heights Subdivision, on plat recorded in the RMC Office for Greenville County in Plat Book RR, at Page 85, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of White Drive, joint front corner of Lots 56 and 57, and running thence along the northern side of White Drive, S. 73-44 W. 100 feet to an iron pin, joint front corner of Lots 57 and 58; thence along the common line of said lots, N. 16-16 E. 200 feet to an iron pin, joint rear corner of Lots 57 and 58; thence along the common line of Lots 49 and 57, N. 73-44 E. 100 feet to an iron pin, joint rear corner of Lots 56 and 57; thence along the common line of said lots, S. 16-16 E. 200 feet to the point of beginning.

This being the identical property conveyed to Thomas L. Smythe and Mary M. Smythe, by deed of The Equitable Life Assurance Society of the United States, dated December 19, 1975 and recorded December 30, 1975, in Greenville County Deed Book 1029 at Page 466. Said property is being conveyed to the mortgagors herein by deed of even date to be recorded herewith.

The mortgagors agree to maintain guaranty insurance in force until the loan balance reaches 75% or less of the original appraisal or sales price, whichever is less, and the mortgagee may apply for mortgage guaranty insurance to comply with the above, through the mortgage guaranty insurance company insuring this loan, and that the mortgagor agrees to pay to the mortgagee, annually, as premium for such insurance, 1/4 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.

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