

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

FILED
GREENVILLE CO. S. C.
JAN 11 4 58 PM '77
BONNIE S. TANKERSLEY
R.M.C.
MORTGAGE

1387 109

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Dalton Lynn Ingram and Sandra M

Ingram

(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-SEVEN THOUSAND AND NO/100----- DOLLARS

(\$ 37,000.00), 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, hereinafter described, situated and being in the State of South Carolina, County of Greenville:~~

All that certain piece, parcel, or lot of land in Austin Township, Greenville County, State of South Carolina, within the corporate limits of the City of Mauldin, and being known and designated as Lot No. 81 of a subdivision known as Glendale III, a plat of which is or record in the RMC Office for Greenville County in Plat Book 4R at pages 83 and 84, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern side of Fargo Street at the joint front corner of Lots Nos. 80 and 81 and running thence with the southeastern side of Fargo Street S. 49-50 W. 115 feet to a point at the front corner of Lot 81; thence S. 47-58 E. 190.4 feet to a point at the rear corner of Lot 81; thence N. 47-19 E. 89.2 feet to a point at the joint rear corner of Lots 80 and 81; thence N. 40-10 W. 184.7 feet to a point on the southeastern side of Fargo Street, the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of William R. Timmons, Jr., dated January 10, 1977 and recorded in the RMC Office for Greenville County in Deed Book 1049 at page 532, January 11, 1977.

DOCUMENTARY
STAMP
14.50
RECORDED

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* 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. *mortgagee for the term of the guaranty policy the sum of 1/40th 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.

1527 171 C
300 M

4328 RV.21