

First Mortgage on Real Estate

GREENVILLE CO. S. C.  
FEB 18 2 31 PM '77  
DORRIS STANLEY  
R.H.C.  
MORTGAGE

BOOK 1389 PAGE 585

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Charles M. Toney

(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, Three Hundred Fifty and NO/100----(\$34,350.00)--DOLLARS

(\$ 34,350.00 ), 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, on the eastern side of McSwain Drive and being known and designated as Lot No. 102 on plat of McSwain Gardens Subdivision, said plat being recorded in the RMC Office for Greenville County, State of South Carolina, in Plat Book "GG", at Page 75 and having, according to a recent plat entitled "Property of Neil E. Connor and Carole G. Connor by Campbell and Clarkson, Registered Surveyors, recored in the RMC Office for Greenville County, S. C. in Plat Book 6-A at Page 44 and having according to the last mentioned plat the following metes and bounds to-wit:

Beginning at an iron pin on the eastern side of McSwain Drive, joint front corner of Lots Nos. 101 and 102 and running thence with the common line of said Lots N. 60-58 E. 175.3 feet ; thence with the rear line of Lot 102 S. 22-23 E. 110.3 feet to an iron pin; thence with the common line of Lots Nos. 102 and 103 S. 64-19 W. 175 feet to an iron pin on the eastern side of McSwain Drive; thence with the eastern side of McSwain Drive N. 22-23 W. 100 feet to an iron pin, the point of Beginning.

This being the same property conveyed to the Mortgagors by Deed of Carole G. Wyatt (Connor) by Deed of even date to be recorded herewith:

"In addition to and together with the monthly payments fo 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 Page)

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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