Fidelity Federal S & L
P. O. Box 1268
Greenville, S. C. 29602

GREENVILLE CO. S.C.
MAR 28 12 05 PM '77
DONNIE S. TANKERSLEY
R.M.C.

BK 1392 PG 781

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: That we, Lee Allen Sensibaugh and Beverly M. Sensibaugh (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-five thousand one hundred - - - - - - - - - - - - - DOLLARS ($ 35,100.00), 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, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southeastern side of Broadford Road, in the County of Greenville, State of South Carolina, being shown and designated as Lot 158 on a Plat of DEL NORTE ESTATES, recorded in the RMC Office for Greenville County in Plat Book WWW, at Pages 32 and 33, and having the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Broadford Road, joint front corner of Lots 157 and 158, and running thence with the common line of said Lots, S 48-24 E, 140.1 feet to an iron pin; thence S 36-44 W, 95 feet to the joint rear corner of Lots 158 and 159; thence with the common line of said Lots, N 48-33 W, 145 feet to an iron pin on the southeastern side of Broadford Road; thence with said Road, N 39-42 W, 95 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Donald E. Brothers and Shirley P. Brothers, by deed dated March 28, 1977, to be recorded sumultaneously 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.

"The Mortgagors agree to maintain guaranty insurance in force until the loan balance reaches 80% 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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