P.O. Box 1248
Gville, S.C 29602

207 Lynchburg Drive
Greenville, S. C. 29609

First Mortgage on Real Estate

FILED
GREENVILLE CO. S.C
APR 4 10 51 AM '77
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1303 PAGE 656

# MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Eric E. Swan and Theresa R. Swan (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 Thousand Four Hundred and No/100ths----------DOLLARS

($ 30,400.00 ), 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 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 piece, parcel or lot of land situate, lying and being on the Northwestern side of Lynchburg Drive in the County of Greenville, State of South Carolina being known and designated as Lot No. 24, Section 1, as shown on a plat entitled "Richmond Hills," prepared by Carolina Engineering and Surveying Co. dated April 20, 1965, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book JJJ at Page 81 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Lynchburg Drive at the joint front corner of Lots Nos. 23 and 24 and running thence with the line of Lot No. 23 N. 60-45 W. 150 feet to an iron pin in the rear line of Lot No. 39; thence with the rear line of Lots Nos. 39 and 38 N. 29-15 E. 100 feet to an iron pin at the joint rear corner of Lots Nos. 24 and 25; thence with the line of Lot No. 25 S. 60-45 E. 150 feet to an iron pin on the Northwestern side of Lynchburg Drive; thence with the Northwestern side of Lynchburg Drive S. 29-15 W. 100 feet to the point of beginning.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagors promise 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 Page 4)

DOCUMENTARY STAMP TAX
APR-4-77 $12.15

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.

4328 RV.2