

Mortgagee's Address: P.O. Box 1268, Greenville, South Carolina 29602
First Mortgage on Real Estate GREENVILLE CO. S. C.

MAR 25 10 33 AM '77 MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOWNE S. TANKERSLEY
H.A.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Jerry L. McGarity and Marilyn B. McGarity

(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
-----Twenty-Nine Thousand, Nine Hundred Fifty and No/100----- DOLLARS

(\$ 29,950.00), 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,

ALL that lot of land in Austin Township, Greenville County, State of South Carolina, on that Eastern side of Fairlane Drive, near the Town of Mauldin, being shown as Lot # 99 on plat of Sections I and II of Greenbrier Subdivision recorded in Plat Book QQ at Page 128, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Fairlane Drive, at the joint front corner of Lots # 99 and 100, and running thence with the line of Lot # 100, N. 55-45 E. 270.8 feet to pin; thence S. 22-20 E. 91 feet to pin thence S. 18-20 E. 135 feet to pin, corner of Lot # 69; thence with rear line of Lots # 69 and 70, S. 83-40 W. 250 feet to pin on Fairlane Drive; thence with Fairlane Drive, N. 6-20 W. 12.3 feet to pin; thence continuing N. 34-15 W. 89.5 feet to the point of BEGINNING. This being the same property conveyed to the mortgagors by deed of J. Odell Shaver of even date and to be recorded herewith.

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.

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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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