

0457

First Mortgage on Real Estate

FILED GREENVILLE CO. S. C.

*Original  
Dennis & Son  
REC'D*

SEP 10 11 32 AM '76

MORTGAGE

SEP 10 1976

BOOK 41 PAGE 457  
AND APPROVED BY FILE  
DATE 9/10/76  
FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION  
*Alvin J. Thompson*  
P. O. BOX 1000  
GREENVILLE, S. C. 29604  
*Carl S. Spears*  
*Elaine S. Spears*

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CARL S. SPEARS AND 6897  
*Cancelled*

ELAINE S. SPEARS (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 FOUR THOUSAND SEVEN HUNDRED AND NO/100-----DOLLARS

(\$ 24,700.00 ), 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 (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, near the City of Greenville, being known and designated as Lot 242, on Plat of Colonial Hills, Section 6, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WWW, Pages 12 and 13, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Creighton Street, joint front corner Lots 241 and 242, and running thence N. 16-35 W. 200.5 feet to an iron pin; thence S. 73-31 W. 100 feet to an iron pin; thence S. 16-35 E. 200.3 feet to an iron pin on Creighton Street; thence along Creighton Street, N. 73-25 E. 100 feet to an iron pin, 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 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 that after the expiration of ten years from the date

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DORRIS S. TANKERSLEY  
R.M.C.

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