

REGULATION NO. 22
COMPLIED WITH

First Mortgage on Real Estate

APR 4 2 16 PM '73
DONNIE S. TAMKERSLEY
R.M.C.

BOOK 53 PAGE 411
BOOK 1272 PAGE 517

MORTGAGE

John G. Cheros, Attorney

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

16713

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Michael D. Mazerall and Susan A. Mazerall

Mazerall (hereinafter referred to as Mortgagor) SEVEN (7) GREENVILLE, S.C.

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 Three Hundred and No/100 DOLLARS

(\$ 29,300.00-----), 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 twenty-nine 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, and being shown as Lot No. 87, Avondale Forest, on plat recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book 888, at Page 35.

The mortgagors agree that after the expiration of ten years from the date hereof, the mortgagee may at its option apply for mortgage insurance for an additional period of five years with the mortgage insurance company insuring this loan, and the mortgagor agrees to pay to the mortgagee as premium for such insurance one half of 1% of the principal balance then existing.

The metes and bounds description for said Lot No. 87 above is as follows:

BEGINNING at the joint front corner of Lots 87 and 88 adjacent to Arnsdale Drive, thence along the joint boundary of Lots 87 and 88 S 16-23 W 167.8 feet to an iron pin; thence S 56-46 E 47.1 feet to an iron pin; thence along the joint boundary of Lots 86 and 87 N 42-00 E 159.9 feet to an iron pin; thence along Arnsdale Drive in a curve the chord of which is N 56-26 W 62.5 feet; thence continuing around said curve the chord of which is N 80-31 W 68.0 feet to the point of beginning.

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