

FILED  
GREENVILLE CO. S. C.

JUN 28 2 10 PM '75

First Mortgage on Real Estate  
GONNIE S. TANKERSLEY  
R.M.C. MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: RICHARD L. CATO and DEBORAH J. CATO

*Cancelled  
Gonnie S. Tankersley  
R.M.C.*  
hereinafter referred to as Mortgagor) SEND(S) GREETING

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PYLE & LEAPHART

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*Howard Thomas*

*Scott Jones*

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RECORDED  
GREENVILLE CO. S. C.  
GCTS

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 ONE THOUSAND SIX HUNDRED AND NO/100 ----- DOLLARS

(\$ 21,600.00 ), 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-five 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 eastern side of Delta Drive, being known and designated as Lot No. 17 as shown on plat entitled LONGFOREST ACRES, dated June, 1965, prepared by Jones Engineering Services, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book JJJ at Page 79, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Delta Drive at the joint front corner of Lots Nos. 17 and 18, and running thence with the common line of said lots S. 78-55 E. 114.9 feet to an iron pin; thence S. 38-05 E. 114.9 feet to an iron pin on the northern side of Delta Drive; thence with the northern side of Delta Drive, S. 71-56 W. 104.5 to an iron pin; thence with the curve of Delta Drive, N. 58-43 W. 77.6 feet to an iron pin on the eastern side of said Drive; thence with the eastern side of Delta Drive, N. 8-46 W. 104.5 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 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.

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