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GREENVILLE CO. S. C.

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First Mortgage on Real Estate

MORTGAGE

AND SAVED IN FILE

187

FIDELITY FEDERAL SAVINGS & LOAN ASSN.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

W. G. Cheros, Attorney

Donna Baird
AST. V.P.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Edna M. Rhinehart

(hereinafter referred to as Mortgagor) SEND(S) GREETING: 1312

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 Two Thousand Six Hundred and no/100----- DOLLARS (\$22,600.00--), with interest thereon at the rate of six & three-fourths per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 25 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 Butler Springs Road, near the City of Greenville, being shown as Lot 3 on a plat of Heritage Hills recorded in Plat Book YY at page 187, and described as follows:

BEGINNING at an iron pin on the Eastern side of Butler Springs Road at the corner of Lot 2 and running thence with the Eastern side of said lot, N. 13-30 E. 105 feet to an iron pin at the corner of Lot 4; thence with the line of said lot, S. 76-30 E. 159.9 feet to an iron pin; thence S. 13-29 W. 105.1 feet to an iron pin at the corner of Lot 2; thence with the line of said lot, N. 76-30 W. 159.8 feet to the poing of Beginning.

Being the same property conveyed to Mortgagor by deed of Bob Maxwell Builders, Inc. of even date to be recorded herewith.

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 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

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