

GREENVILLE CO. S. C. JUL 11 1979

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DONNIE S. TANKERSLEY R.M.C. GREENVILLE CO. S. C.

PAY AND SATISFIED IN FULL

9 DAY OF July 1979

MORTGAGE

JUL 11 10 01 AM '79

FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION

Cancelled

Donnie S. Tankersley

ADAM FISHER, JR.

ATTORNEY AT LAW

Asst. Vice Pres

Cynthia Logan

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FRANK M. RILEY, JR. AND  
SHARON B. RILEY

1108

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

62c

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 THIRTY THREE THOUSAND SEVEN HUNDRED AND NO/100THS-----DOLLARS

(\$ 33,700.00 ), 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 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, in Austin Township, within the corporation limits of the City of Mauldin, and being known and designated as Lot No. 72 of a subdivision known as Glendale III, a plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book 4R at pages 83 and 84 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Bangor Street at the joint front corner of Lots Nos. 71 and 72 and running thence with the northwestern side of Bangor Street N. 45-00 E. 110 feet to a point at the joint front corner of Lots Nos. 72 and 73; thence N. 45-00 W. 164 feet to a point at the joint rear corner of Lots Nos. 72 and 73; thence S. 47-19 W. 110.1 feet to a point at the joint rear corner of Lots Nos. 71 and 72; thence S. 45-00 E. 168.4 feet to a point on the northwestern side of Bangor Street at 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 benefit and collect the same from the mortgagor.

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