

Thomson

DEC 13 10 43 AM '77

DONN H. STANKERSLEY

Mortgagee's address: P. O. Box 1368, Greenville, South Carolina

First Mortgage on Real Estate

AUG 6 2 18 PM '79

MORTGAGE
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 6 1979

TO ALL WHOM THESE PRESENTS MAY CONCERN:

John M. Baswell

4386
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

font 375 1/3 PA 1639

BOOK 1418 PAGE 369

MADE AND DATED THIS 23RD DAY OF July 1979

FIDELITY FEDERAL SAVINGS & LOAN ASSN.

Donald Thomson
ASST. MGR.

WITNESSES
Lathy Jerniga

Donn H. Stankersley

045216 6E

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

-----Forty One Thousand, Three Hundred and No/100----- DOLLARS

(\$ 41,300.00), 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 thirty 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, being known and designated as Unit No. 157 of Inglewood Horizontal Property Regime as is more fully described in Master Deed dated October 1, 1974, and recorded in the RMC Office for Greenville County in Deed Volume 1008 at Page 69 and survey and plot plan recorded in Plat Book 5F at Page 79.

This being the same property conveyed unto the Mortgagor by deed from Redmond-Huguenin Enterprises of even date and 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 a monthly premium necessary to carry private mortgage guaranty insurance until the principal balance reaches 80% of the original sales price or appraisal, whichever is less. The estimated monthly premium for the first nine years will be .02% of the original amount of the loan. The estimated monthly premium for each year thereafter will be .01% of the original principal balance of this loan. The mortgagee may advance this premium and collect it as part of the debt secured by the mortgage if the mortgagor fails to pay it.

GCTO

1639

4328 RV.2