

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

9 23 1978

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

D. Richard Stroup & Diane M. Stroup

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

RICHARD A. GANTT
Attorney at Law
14 Hanly Street
Greenville, S. C. 29601

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-Four Thousand Seven Hundred Fifty and 00/100----- DOLLARS

(\$ 34,750.00), 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, being shown and designated as Lot No. 401, Section V, Del Norte Estates according to plat made by Piedmont Engineers and Architects, May 25, 1972, and recorded in the RMC Office for Greenville County in Plat Book 4R-17, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Bransfield Road at the joint front corner of Lots 401 & 402, and running thence along the joint line of said Lots, S. 3-04 E. 174.5 feet to a point on Brushy Creek; thence with Brushy Creek's line N. 79-12 E. 95.0 feet to a point at the joint rear corner of Lots 400 & 401; thence with the joint line of said Lots, N. 3-03 W. 170 feet to an iron pin on Bransfield Road; thence S. 31-57 W. 95 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by Deed of Steven V. Toney and Peggy J. Toney, which Deed is dated May 24, 1978, and is to be recorded herewith in the RMC Office for Greenville County.

In addition to and together with the monthly payments of principal and interest under the terms of the Note secured hereby, the mortgagors promise to pay to the mortgagee a monthly premium necessary to carry private mortgage guaranty insurance until the principal balance reaches 80% of the

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