

FILED
GREENVILLE, CO. S. C.
AUG 22 9 42 AM '77
DONNIE S. TANKERSLEY
R.H.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

33111

TO ALL WHOM THESE PRESENTS MAY CONCERN:

TERRY A. BORGESCH *Terry A. Borgesch*
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

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-six Thousand and no/100ths ----- DOLLARS

(\$ 36,000.00), 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 advanced 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 the Town of Simpsonville, being shown and designated as Lot No. 100 on a plat SECTION 3 of BRENTWOOD, made by Piedmont Engineers, Architects and Planners, dated November 15, 1973, recorded in the FMC Office for Greenville County, South Carolina, in Plat Book S-D, page 42, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Sandhurst Drive at the joint front corner of Lots Nos. 99 and 100 and running thence along the common line of said lots, S. 69-11 W., 144.35 feet to an iron pin; thence along the line of Lot No. 95, S. 23-42 E., 105.34 feet to an iron pin at the joint rear corner of Lots Nos. 100 and 102; thence along the common line of said lots, N. 67-02 E., 148.15 feet to an iron pin on Sandhurst Drive; thence along the western side of Sandhurst Drive, N. 26-00 W., 100 feet to the point of beginning.

The above property is the same conveyed to the Mortgagor by deed of Associated Builders & Developers, Inc., to be recorded simultaneously herewith.

In addition to and together with the monthly payment 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 interest insurance

P. O. Box 1268
Greenville, S.C. 29602

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ASSOCIATED BUILDERS & DEVELOPERS, INC.

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