

GREENVILLE CO. S. C.

Nov 12 11 49 AM '71

BOOK 1213 PAGE 314

OLLIE FARNSWORTH
R. M. C.

First Mortgage on Real Estate

PLEASANTBURG

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Lloyd N. Graham

(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 -----
Twenty-nine Thousand Four Hundred and no/100----- DOLLARS

(\$ 29,400.00---), 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 shown as Lot 354 on plat of Del Norte Estates, Section III, recorded in Plat Book 4N at pages 14-15, and having the following metes and bounds:

Beginning at an iron pin on the northwestern side of Ladbroke Road at joint front corner with Lot 353, and running thence with line of Lot 353, N46-30 W 135 feet to an iron pin; thence with line of Lots 270 and 271, N 43-30 E 110 feet to an iron pin on Sherborne Drive; thence with said Drive, S 49-28 E 97.0 feet to an iron pin at the intersection of Sherborne Drive and Ladbroke Road; thence with said intersection, the chord of which is S 7-44 E 37.3 feet to an iron pin on Ladbroke Road; thence with said Road, S 37-52 W 52.1 feet to the beginning corner.

Derivation: Same property conveyed to the mortgagor by deed of Threatt-Maxwell Enterprises, Inc., 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, mortgagor promises to pay to mortgagee the sum of 1/48% 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 mortgagor's account and collect it as part of the debt secured by the mortgage. THE MORTGAGORS agree that after the expiration of 15 years from the date hereof, mortgagee may at its option apply for mortgage insurance for an additional 5 years with the mortgage insurance company insuring this loan, and the mortgagor agrees to pay to the mortgagee as premium for such insurance 1/2 % of the principal balance then existing.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.