

GREENVILLE CO. S. C.,

Nov 10 3 55 PM '71

OLLIE FARNSWORTH
R. M. C.

BOOK 1213 PAGE 641

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS-MAY CONCERN: ---Ronald E. Hoover and Marlene
L. Hoover----

(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-two
Thousand, Seven Hundred, Fifty and No/100-----DOLLARS

(\$ 22,750.00----), 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 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 Mort-
gagee 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 be-
fore the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-
gained, 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, and being shown as Lot
No. 26, Section Four of Montclair Subdivision, plat of which is recorded
in the R.M.C. Office for Greenville County in Plat Book 4-F, Page 49,
and having, according to said plat the following metes and bounds,
to-wit:

BEGINNING at an iron pin on the southeasterly side of Archdale Drive
at the joint front corner of Lots 25 and 26 and running thence with
Archdale Drive N. 29-18 E. 157.4 feet to an iron pin; thence N. 82-22 E.
30 feet to an iron pin on the southwesterly side of Belford Drive;
thence with said Drive S. 44-27 E. 152 feet to an iron pin; thence
S. 29-18 W. 182.4 feet to an iron pin; thence N. 44-27 W. 176.6 feet
to the point of beginning.

The mortgagors agree that after the expiration of ten years from the
date hereof, the mortgagee may at its option apply for mortgage
insurance for an additional period of five years with the mortgage
insurance company insuring this loan, and the mortgagor agrees to
pay to the mortgagee as premium for such insurance one half of 1% 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 fix-
tures and equipment, other than the usual household furniture, be considered a part of the real estate.