

FILED
GREENVILLE CO. S. C.
SEP 9 3 08 PM '76
DONNIE S. MORTGAGE
R.M.C.

BOOK 1377 PAGE 347

First Mortgage on Real Estate

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: James D. Grigsby and Diane G.

Grigsby, (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-THREE THOUSAND TWO HUNDRED FIFTY AND NO/100ths ----- DOLLARS

(\$ 33,250.00), 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 (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 PARCEL OR LOT OF LAND, WITH ALL IMPROVEMENTS THEREON, LYING AND BEING IN THE CITY OF GREENVILLE, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, BEING KNOWN AND DESIGNATED AS THE MAJOR PORTION OF LOT NO. 28 AS SHOWN ON A PLAT OF FOREST HEIGHTS RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK P AT PAGE 71 AND HAVING, ACCORDING TO SAID PLAT, THE FOLLOWING METES AND BOUNDS:~~

ALL that piece, parcel or lot of land situate, lying and being at the Southwestern corner of the intersection of East Faris Road and Long View Terrace in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as the major portion of Lot No. 28 as shown on a plat of Forest Heights recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book P at page 71 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Long View Terrace at the joint front corner of Lots Nos. 27 and 28 and running thence with the line of Lot No. 27 S. 64-30 W. 103.8 feet to an iron pin at the corner of a 5 foot strip heretofore conveyed to Thad W. Riddle; thence with the line of said Riddle property N. 24-40 W. 160 feet to an iron pin on the Southern side of East Faris Road; thence with the Southern side of East Faris Road N. 64-30 E. 72 feet to an iron pin at the intersection of East Faris Road and Long View Terrace; thence with the curve of Long View Terrace, the chord of which is S. 66 E. 32.4 feet to an iron pin; thence with the Western side of Long View Terrace S 16-30 E. 50 feet to a point; thence S. 32-50 E. 85.5 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by Deed of Gene G. Britton and Mary H. Britton dated September 9, 1976 and recorded in the R.M.C. Office for Greenville County in Deed Book 1042 at page 619.

"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 for the term of the guaranty policy the sum of 1/48th of 1% 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 the mortgagor's amount *

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.

* and collect it as part of the debt secured by the mortgagee.

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