

First Mortgage on Real Estate

OLLIE FARNSWORTH  
R.M.C.

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: D. J. O'CONNOR & JANE D. O'CONNOR

(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) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Twenty-four Thousand One Hundred

*500*

DOLLARS (\$ 24,100.00 ), with interest thereon from date at the rate of six (6%) per centum pro annum, said principal and interest to be repaid in monthly instalments of One Hundred fifty-five & no/100 ----- Dollars (\$ 155.00 ) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, 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 city of Greenville, shown as Lot No. 425 on plat of Section D of Gower Estates, made by R. K. Campbell and Webb Surveying & Mapping Co., May 1964, recorded in the RMC Office for Greenville County, South Carolina, in plat book RR at pages 192 and 193, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of Pimlico Road at the joint front corner of Lots 424 and 425 and runs thence along the line of lot 424, N. 86-21 E. 178.4 feet to an iron pin; thence S. 1-45 E. 89.75 feet to an iron pin; thence with the line of Lot 426, S. 75-56 W. 158.7 feet to an iron pin on the east side of Pimlico Road; thence along Pimlico Road, N. 14-04 W. 69 feet to an iron pin; thence with the curve of Pimlico Road (the chord being N. 11-22 W. 51 feet) to the beginning corner.

\* \* \* \* \*

"In addition to and together with the monthly payments of principle and interest under the terms of the note secured hereby, the mortgagor promises to pay to the mortgagee 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 account and collect it as a part of the debt secured by the mortgage."

"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 one per cent 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.

PAID AND SATISFIED IN FULL

THIS 29 DAY OF July 1970  
FIDELITY FEDERAL SAVINGS & LOAN ASSO

BY Charles T. Carlberg  
Secretary-Treasurer

WITNESS:  
Catherine E. Fagnoux  
Peggy Morris

SATISFIED AND CANCELLED OF RECORDS  
30 DAY OF July 1970

Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 11:12 O'CLOCK A. M. NO. 2422