

MAR 11 5 11 1989

BOOK 1024 PAGE 595

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MICHAEL D. MIROS AND CATHERINE S. MIROS
(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 Thousand Four Hundred and No/100----- DOLLARS (\$ 20,400.00), with interest thereon at the rate of six per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is twenty-five 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, on the southeastern side of Westcliffe Way and being known and designated as Lot No. 73 on plat of Westcliffe Subdivision, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book "YY", at Pages 168-169, there being a more recent plat recorded in Plat Book "JJJ", at Page _____, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Westcliffe Way, joint front corner of Lots Nos. 72 and 73 and running thence along the common line of said lots S. 27-30 E. 143.9 feet to an iron pin; thence across the rear line of Lot No. 73 N. 57-00 E. 130 feet; thence with the common line of Lots Nos. 73 and 74 N. 30-28 W. 162.4 feet to an iron pin on the southeastern side of Westcliffe Way; thence with said Westcliffe Way S. 47-00 W. 65 feet to an iron pin; thence continuing with said Westcliffe Way S. 49-17 W. 60 feet to an iron pin, 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 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.

SATISFIED AND CANCELLED OF RECORD

28th DAY OF Aug. 1989
Bonnie M. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:02 O'CLOCK A. M. NO. 38332

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 115 PAGE 308