

9TH DAY OF April 1991

Minnie J. ...

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 2:31 OCLOCK P. M. NO. 16127

SATISFACTION BOOK 123 PAGE 1613

JUN 13 3 41 PM 1991

OLLIE FARNSWORTH
R.M.C.

BOOK 1033 PAGE 270

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: ROBERT E. MORAN AND JANE E. MORAN

(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 AND NO/100----- DOLLARS (\$ 22,000.00), with interest thereon at the rate of SIX AND ONE-FOURTH 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 25 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, CITY OF GREENVILLE, ON THE NORTHERN SIDE OF DAMERON AVENUE AND BEING KNOWN AND DESIGNATED AS LOT 38 OF SECTION F, OF GOWER ESTATES AS SHOWN ON A PLAT THEREOF DATED NOVEMBER, 1965, PREPARED BY R. K. CAMPBELL AND WEBB SURVEYING AND MAP CO. RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK JJJ, AT PAGE 99, AND HAVING, ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS:

BEGINNING ON THE NORTHERN EDGE OF DAMERON AVENUE, THE JOINT FRONT CORNER OF LOTS 38 AND 39, RUNNING THENCE ALONG A LINE OF LOT 39 N. 19-52 W. 180 FEET TO A POINT; THENCE N. 70-08 E. 115 FEET TO A POINT; THENCE ALONG A LINE OF LOT 37 S. 18-55 E. 180 FEET TO THE JOINT FRONT CORNER OF LOTS 37 AND 38 ON THE NORTHERN EDGE OF DAMERON AVENUE; THENCE ALONG THE NORTHERN EDGE OF DAMERON AVENUE S. 70-08 W. 115 FEET TO THE BEGINNING CORNER.

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 PERCENT 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.