

GREENVILLE S.C.

MAR 30 3 37 PM 1967

BOOK 1053 PAGE 406

First Mortgage on Real Estate

OLLIE FARRNSWORTH
R. M. C.
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Lynda H. Williams (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 Nine Hundred and No/100 DOLLARS (\$ 22,900.00), with interest thereon at the rate of Six -three/fourths 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 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, being shown and designated as Lot 45 on a plat of Spring Forest, Section 2, said plat being recorded in the RMC Office for Greenville County in Plat Book BBB at page 34 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Howell Circle, joint front corner of Lots 44 and 45, and running thence S 78-41 W, 110 feet to an iron pin; thence S 7-07 W, 124.5 feet to an iron pin; thence with a new line, N 77-15 E, 149.42 feet to an iron pin on the western side of Howell Circle; thence along Howell Circle, N 11-19 W, 114 feet to the point of beginning.

Being same property conveyed to mortgagor herein by deed to be recorded of even date herewith.

The mortgagor agrees 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.

*For Modification & Accounting Agreement see R.P.M. Book 1314 page 612
for Modification and Accounting Agreement see R.P.M. Book 1190 page 29*

*Witness
Dorothy S. Tomlinson
R.M.C.*

*Sub Book 175 Page 947
12-17-96*