

GREENVILLE CO. S. C.

7/21 4 43 PM 1957
BOOK 1077 PAGE 355
CLERK OF COURTS
GREENVILLE S. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

David L. Reddick and

Phyllis R. Reddick

(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 Fifteen Thousand Five Hundred and no/100 ----- DOLLARS (\$ 15,500.00---), with interest thereon at the rate of 6 3/4----- 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 20----- 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 East Perry Road in Paris Mountain Township, being shown as Lot 1 on plat of Leawood Hills Subdivision dated October 1958, prepared by Terry T. Dill, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of East Perry Road at joint frontcorner of Lots 1 and 2, and running thence S 43-22 W 100 feet along the southeastern side of East Perry Road to an iron pin at corner of property now or formerly of E. H. Batson; thence S 46-45 E 112 feet along Batson property to an iron pin in line of property now or formerly of Nell Ward; thence with Ward property, N 43-30 E 99.9 feet to an iron pin at joint rear corner of Lots 1 and 2; thence with line of Lot 2, N 46-38 W 112.2 feet to the beginning corner.

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 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 this mortgage.

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 + Assumption Agreement see R. M. Book 1952 page 314

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 37 PAGE 689

RECORDED AND CANCELED BY CLERK OF COURTS
9 DAY OF April 1957
R. M. C. FOR GREENVILLE COUNTY S. C.
1:55 O'Clock P. M. 25101