

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.
MORTGAGE
FEB 28 4 43 PM '69

BOOK 1118 PAGE 290

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JOLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE, HAMLIN BEATTIE, III and

LYNNE B. BEATTIE

(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-One Thousand One Hundred Fifty and No/100----- DOLLARS (\$ 21,150.00) with interest thereon at the rate of 7% and 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 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, on the Eastern side of Trails End in a Subdivision known as Cleveland Forest in the City of Greenville, being known and designated as Lot 88 and the Southern one-half of Lot 89 on Plat of Cleveland Forest, recorded in Plat Book M, at Page 137, and described as follows:

BEGINNING at an iron pin on the Eastern side of Trails End at joint front corner of Lots 87 and 88, and running thence with the Eastern side of Trails End, N 25-25 W, 90 feet to an iron pin in the center of front line of Lot 89; thence through the center of Lot 89, N 64-35 E, 171.35 feet to an iron pin in the Western side of an unnamed Street or Alley as shown on said plat; thence with the Western side of said Alley, S 26-35 E, 90 feet to an iron pin at joint rear corner of Lots 88 and 87; thence with the line of Lot 87, S 64-35 W, 173.2 feet to an iron pin, 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 mortgagors agree to pay to the mortgagee as premium for such insurance one-half of 1% 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 & completion agreement see R. T. M. Book 1120 page 190.