

FILED
GREENVILLE, CO. S. C.

NOV 7 2 33 PM '77

1415 PAGE 113

First Mortgage on Real Estate

SUNNIE S. TAMBERSLEY
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Michael A. Petersen and Susan
H. Petersen

(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 EIGHT HUNDRED FIFTY AND NO/100 ----- DOLLARS

(\$ 21,850.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said
note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which
is 30 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 Mort-
gagee 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 be-
fore the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-
gained, 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, near the city of Green-
ville, being known and designated as Lot No. 23, Block C, as shown on
plat entitled "Pinehurst Subdivision," dated October 28, 1948, prepared
by W. N. Wilson, Registered Surveyor, and recorded in the R.M.C. Office
for Greenville County, S. C. in Plat Book S at Page 77 and having,
according to said plat, the following metes and bounds to wit:

BEGINNING at an iron pin on the northeastern side of Pinehurst Drive
at the joint front corner of Lots Nos. 22 and 23 and running thence with
the line of Lot No. 22 N. 62-23 E. 128.7 feet to an iron pin; thence
S. 25-58 E. 60 feet to an iron pin at the joint rear corner of Lots
Nos. 23 & 24; thence with the line of Lot No. 24 S. 62-23 E. 127.9 feet
to an iron pin on the southeastern side of Pinehurst Drive at the joint
front corner of Lots Nos. 23 & 24; thence with the southeastern side of
Pinehurst Drive N. 26-48 W. 60 feet to the point of beginning.

GCTO -----1 NO 7 77 604
This being the same property conveyed to the mortgagors herein by
deed dated November 1, 1977, and being recorded in the R.M.C. Office
for Greenville County, S. C. in Deed Book 1068 at Page 47 on
November 7, 1977.

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 a monthly premium necessary to carry
private mortgage guaranty insurance until the principal balance reaches
80% of the original sales price or appraisal, whichever is less. The
estimated monthly premium for the first nine years will be .02% of the
original amount of the loan. The estimated monthly premium for each
year thereafter will be .01% of the original principal balance of this
loan. The mortgagee may advance this premium and collect it as part of
the debt secured by the mortgage if the mortgagor fails to pay it.

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 fix-
tures and equipment, other than the usual household furniture, be considered a part of the real estate.

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