

P. O. Box 1268  
Greenville, S. C. 29602

FILED  
GREENVILLE CO. S. C.

BOOK 1431 PAGE 394

MAY 0 3 25 PM '78

First Mortgage on Real Estate

DONNIE S. TANKERSLEY  
MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Fred Eugene Pickens, Jr., and  
Monique D. Pickens,

(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 Thirty Thousand  
Four Hundred and no/100 ----- DOLLARS

(\$ 30,400.00-----), 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 thirty (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,

All that piece, parcel or lot of land, situate, lying and being on the southeastern  
side of East Lee Road, near the City of Greenville, in the County of Greenville,  
State of South Carolina, and known and designated as Lot No. 3 of a subdivision  
known as Oakwood Acres, plat of which is recorded in the RMC Office for Greenville  
County in Plat Book MM, at page 135, and has, according to said plat, the  
following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of East Lee Road, at the joint  
corner of Lots 2 and 3 and running thence with the joint line of said lots, S. 74-  
28 E., 176.7 feet to an iron pin; running thence N. 16-36 E., 90 feet to an iron pin  
at the joint rear corner of Lots 3 and 4; running thence with the joint line of  
said lots N. 74-09 W., 178.4 feet to an iron pin on the southeastern side of East  
Lee Road; running thence with said Road, S. 16-04 W., 27.8 feet to an iron pin;  
thence continuing with said Road, S. 15-30 W., 62.2 feet to an iron pin, point of  
beginning.

This is the identical property conveyed to the mortgagors herein by deed of Johnny  
Steven Murphy and Edith D. Murphy, of even date, to be recorded herewith.

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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