

GREENVILLE, S. C.

SEP 30 10 52 AM '76

DOHRIE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

SEP 30 '76

RECORDING FEE

PAID \$ 1.00

Carroll & Son
REC'D

BOOK

42

PAGE

48

896 245

JUL 20

MORTGAGE

SS16

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOE O. CHARPINS AND H/ J. MARTIN

J. Martin
Frank J. Martin
W. C. Ball

(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) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of ELEVEN THOUSAND FIVE HUNDRED DOLLARS (\$11,500.00), with interest thereon from date at the rate of six (6%) per centum per annum, said principal and interest to be repaid in monthly instalments of NINETY-SEVEN and no/100 Dollars (\$ 97.00) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, 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, near the city of Greenville, and being known and designated as Lot No. 28 of a subdivision known as Timberlake, Section III, a plat of which is of record in the R.M.C. Office for Greenville County in Plat Book EE at page 4, and having the following metes and bounds, to-wit:

Beginning at a point on the southeastern side of Monterey Lane at the joint front corner of Lots 28 and 29, and running thence with the southeastern side of Monterey Lane S. 63-12 W. 180 feet to a point; thence following the curvature of the Southeastern intersection of Monterey Lane with Biscayne Drive (the chord of which is S. 32-58 W. 26 feet) to a point; thence with the eastern side of Biscayne Drive S. 2-53 W. 30 feet to a point at the joint front corner of Lot 28 and the Bramlett lot; thence N. 89-02 E. 200.7 feet to a point at the joint rear corner of the Bramlett Lot and Lot 27; thence N. 87-20 E. 39.4 feet to a point at the joint rear corner of Lots 28 and 29; thence N. 26-34 W. 142.2 feet to the point of beginning.

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