

GREENVILLE CO. S. C.

LONG, BLACK & GASTON

JUL 17 10 31 AM '76

BOOK 43 PAGE 163
PAID AND RECEIVED 1095 PAGE 349
THIS 9 DAY OF NOV 1976

First Mortgage on Real Estate

FILED GREENVILLE CO. S. C. CLERK OF COURTS

NOV 12 10 03 AM '76 MORTGAGE

FIDELITY FEDERAL SAVINGS & LOAN ASSN.

Hayward Thompson

CONNIE S. TANKERSLEY

13088

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOV 12 1976

Kathy J. Jernigan
D. John Haskley

LONG, BLACK & GASTON
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TO ALL WHOM THESE PRESENTS MAY CONCERN:

Robert P. Patrick and Nancy F. Patrick

(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 THOUSAND TWO HUNDRED FIFTY AND NO/100THS- - - - - DOLLARS (\$ 20,250.00), 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 twenty-five 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, being shown as Lot 27 on plat of Brook Glenn Gardens recorded in Plat Book JJJ at page 85 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Ravensworth Road at joint front corner of Lots 26 and 27, and running thence with the common boundary of said lots, S. 12-01 W. 152.1 feet; thence S. 78-24 E. 43.0 feet; thence S. 64-10 E. 57.0 feet; thence N. 18-22 E. 155.0 feet to a point on Ravensworth Road; thence along said Road, N. 72-24 W. 115.0 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of H. E. Freeman to be recorded herewith.

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 one per cent of the

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