

0 11 7 8

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James E. Perkins and Jewell D. Perkins
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

FILED
 GREENVILLE CO. S. C.
 JUL 27 10 35 AM '72
 OLLIE FARNsworth
 MORTGAGE
 13221
 NOV 12 '76
 BOOK 43 PAGE 178
 FOLIO 1238 PAGE 537
 PAID AND RECEIVED IN FULL
 THIS 16 DAY OF NOV 76
 FIDELITY FEDERAL SAVINGS & LOAN ASSN.
 BY *Harold Thompson*
 ASST. VP.
Bobby Jensen
Albin Hanley

SW O.C.T.
 M.C.L. 26648
 GREENVILLE CO. S.C.
 NOV 12 2 06 PM '76

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-Two Thousand and No/100----- DOLLARS

(\$ 32,000.00), 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 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 northern side of Gary Avenue, being known and designated as Lot No. 3, as shown on a Plat of Map No. 1 Cunningham Acres, made in March, 1966, and recorded in the R. M. C. Office for Greenville County, in Plat Book BBB, at Page 118, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Gary Avenue, at the joint front corner of Lots 3 and 4, and running thence along the joint line of said Lots N. 5-20 E. 166.2 feet to an iron pin; thence running N. 85-02 W. 110 feet to an iron pin at the joint rear corner of Lots 2 and 3; thence with the common line of said Lots S. 5-20 W. 165.5 feet to an iron pin on the northern side of Gary Avenue; thence with the line of said Gary Avenue S. 84-40 E. 110 feet to the point of beginning.

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 the sum of 1/48th of 1% of the original amount of this loan in payment of the mortgage guaranty insurance covering this loan and on his failure to pay it, the mortgagee may advance it for the mortgagor's amount and collect it as part of the debt secured by the mortgage.

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

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