

GREENVILLE, S. C.

SEP 30 3 22 PM '75
FANT & FANT, ATTYS.
CORNER S. TANNER STREET
R.M.C.

BOOK 46 PAGE 25
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First Mortgage on Real Estate

MAR 14 '77

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BRISSEY & LATHAN, P. A.
Corrected
Donnie S. Brisseley

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Martin F. Saulsberry and

Dorothy Elaine Saulsberry

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

FILED
GREENVILLE CO. S. C.

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 Forty Thousand and No/100-----DOLLARS

(\$ 40,000.00), 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, Chicksprings Township situate on the southern side of Tara Avenue, being known as Lot 43 on plat of Cunningham Acres, recorded 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 southern side of Tara Avenue at the joint front corner of Lots 43 and 44; thence with the line of Lot 44, S. 5-20 W. 165 feet to an iron pin; thence S. 84-40 E. 110 feet to an iron pin (at the rear corner of Lot 43; thence with the line of Lot 42, N. 5-20 E. 165 feet to an iron pin on Tara Avenue; thence with the southern side of said Avenue, N. 84-40 W. 110 feet to the beginning corner.

"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 for the term of the guaranty policy 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 to maintain guaranty insurance in force until

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