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GREENVILLE CO. S. C.

BOOK 57 PAGE 174

LONG, BLACK & GASTON

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DONNIE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

Corrected MORTGAGE

FILED BY *Donnie S. Tankersley* APR 28 1976

Donnie S. Tankersley 317-15
REC'D 1976

FIDELITY FEDERAL SAVINGS & LOAN ASSN.

Daywal Thompson
ASSL. PR.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Tyler W. Jahns and Pamela S. Jahns

(hereinafter referred to as Mortgagee) 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-nine Thousand Seven Hundred and 00/100----- DOLLARS

(\$29,700.00), 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, in the Town of Simpsonville, being known and designated as Lot No. 35 on a plat of Eastview Heights made by C. O. Riddle, R.L.S., dated June 1958, recorded in the R.M.C. Office for Greenville County, in Plat Book WW at pages 126 and 127, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Eastview Drive at the joint front corner of Lots 35 and 36 and running thence with the joint line of said lots N. 79-02 E., 245 feet to an iron pin; thence N. 18-38 W., 126.1 feet to an iron pin at the joint rear corner of Lots 34 and 35; thence with the joint line of said lots S. 79-02 W., 228.2 feet to an iron pin on the eastern side of Eastview Drive; thence with Eastview Drive S. 10-58 E., 125 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Gerry Pat Harkins dated March 10, 1976.

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

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