

5286

GREENVILLE CO. S. C.

MAY 14 2 49 PM '73

DONNIE S. TANKERSLEY
R.H.C.

BOOK 58 PAGE 826

2-14-20970

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 26 1978

TO ALL WHOM THESE PRESENTS MAY CONCERN:
GERALD R. DOTY and RUTH ELAINE DOTY

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

1295 PAGE 216
JUNE 23 1978
FIDELITY FEDERAL SAVINGS & LOAN ASSN.
BY *Ray J. Jordan* ASST. V.P.
Kathy Ferguson

GCTC --- 1 JUN 29 78 215

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 Nineteen Thousand Seven Hundred Fifty and no/100 ----- DOLLARS

(\$19,750.00), 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, being shown and designated as Lot #4 on plat of Monaview Subdivision, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book 4N at Page 52, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING AT an iron pin on the northerly side of Rainbow Drive at the joint front corner of Lots 4 and 5 and running thence N. 11-20 W., 148.1 feet to an iron pin; thence S. 78-19 W., 65 feet to an iron pin; thence S. 7-25 E., 144.9 feet to an iron pin on Rainbow Drive; thence with Rainbow Drive, N. 81-01 E., 75 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 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 that after the expiration of ten years from the date hereof, the mortgagee may at its option apply for mortgage insurance for an additional

4328 RV-2