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GREENVILLE CO. S. C.

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FILED MAR 6 1 04 PM '76

GREENVILLE CO. DONNIE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

MAR 6 1 17 PM '76
MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 6 1979

1394 250
25469
FIDELITY FEDERAL SAVINGS & LOAN ASSN.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ronald H. Johnson and Shelby Johnson

(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-----
Forty-Three Thousand Nine Hundred and No/100-----DOLLARS

(\$ 43,900.00), 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 thirty 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, near the City of Greenville, on the southern side of Trafalgar Road and being known and designated as Lot No. 127 on a plat entitled "NORTHWOOD HILLS, Section III" recorded in the R&C Office for Greenville County in Plat Book YY at Page 37 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Trafalgar Road, joint front corner of Lots 126 and 127 and running thence along common line of said Lots, S.09-13 E. 179.3 feet to an iron pin in the rear line of Lot 115; thence along the rear line of Lot 115, N.87-10 E. 110 feet to an iron pin, joint corner of Lots 79, 80, 115 and 127; thence along common line of Lots 80 and 127, N.01-11 W. 180.3 feet to an iron pin on the southern side of Trafalgar Road; thence along said Road, S.87-13 W. 135 feet to an iron pin, 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 to maintain guaranty insurance in force until the loan balance reaches 75% or less of the original appraisal or sales price, whichever is less,