

FILED
GREENVILLE CO. S. C.

JAN 14 4 50 PM '74

OGNIE S. TANKERSLEY
MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

31045

TO ALL WHOM THESE PRESENTS MAY CONCERN: G. Dennis Sims and Kay C. Sims

OGNIE S. Tankersley
R.M.C.

(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 Thirty-two thousand one hundred fifty and no/100ths-----DOLLARS

(\$ 32,150.00), 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 City of Mauldin, being shown and designated as Lot 89 of Section II on a plat of Holly Springs, prepared by Piedmont Engineers and Architects, dated November, 1, 1972, recorded in the R.M.C. Office of the Greenville County Court-house in Plat Book 4-R at Page 54 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the northern side of Poplar Lane at the joint front corner of Lots 89 and 90 and running thence N 7-23 E 148.8 feet to an iron pin at the joint rear corner of said Lots; thence S 82-57 E 10 feet to an iron pin; thence S 86-56 E 79 feet to an iron pin at the joint rear corner of Lots 88 and 89; thence S 4-56 W 149.2 feet to an iron pin on the northern side of Poplar Lane; thence with the northern side of said Lane, N 86-03 W 95.35 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

Upfront: Mauldin
BOOK 66 PAGE 585
PAID INTO THE R.M.C. OFFICE
THIS 16 DAY OF May 1974
FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION
Raymond Thomas
ATTORNEY
Walter J. Priddy

MAY 21 1974

GREENVILLE CO. S. C.
MAY 21 11 56 AM '74
DONNIE S. TANKERSLEY
R.M.C.
C103