

LEATHERWOOD, WALKER, TODD & MANN

FILED GREENVILLE CO. S. C.

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FILED GREENVILLE CO. S. C.

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First Mortgage on Real Estate

JUL 31 1 30 PM '75  
DONNIE S. TANKERSLEY  
R.H.C.

MORTGAGEE: FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION  
Post Office Box 1268  
Greenville, S. C. 29602

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Post Office Box 1268  
Greenville, S. C. 29602

BY *Donna E. Grondin*

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DEC 17 1975

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN, I, *Donna E. Grondin*

Donna E. Grondin

(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 -----  
Fifty Seven Thousand Six Hundred and No/100----- DOLLARS

(\$ 57,600.00 ), 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 Mortgagee'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 Greenville, on the northeastern side of Meyers Drive and being shown and designated as Lot 6 on plat entitled "Re-Subdivision of J. R. Jenkins Property," prepared by Pickell & Pickell, dated March, 1951, recorded in the R/C Office for Greenville County, South Carolina in Plat Book "Y", at Page 95, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Meyers Drive, formerly Sunset Drive, at the joint front corner of Lots Nos. 6 and 7 and running thence with the common line of said Lots N. 37-46 E. 230.3 feet to an iron pin; thence S. 41-30 E. 99.7 feet to an iron pin at the joint rear corner of Lots Nos. 5 and 6; thence with the common line of said Lots S. 37-46 W. 211.7 feet to an iron pin on the northeastern side of Meyers Drive; thence with the northeastern side of Meyers Drive N. 55-21 W. 97.9 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Presley Thomas Compton and Lucretia A. Compton recorded in the R/C Office for Greenville County, South Carolina simultaneously herewith.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagors promise to pay to the mortgagee the amount necessary to carry private mortgage guaranty insurance until the

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