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FILED GREENVILLE CO. S. C.

BOOK 69 PAGE 923

JAN 6 10 16 AM '78 DENNIS TANNER REC'D MORTGAGE

PAID AND RECORDED IN FULL 1400 PAGE 103

JAN 4 DAY OF JANUARY 1980

RECORDED IN FULL 1400 PAGE 103

BY [Signature] ASST. T.R.

WITNESSES: [Signature] [Signature]

PHILLIP E. SULLIVAN and NANCY G. SULLIVAN

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

21316

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE, PHILLIP E. SULLIVAN and NANCY G. SULLIVAN

(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-FIVE THOUSAND ONE HUNDRED AND NO/100-----DOLLARS

(\$35,100.00), 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 (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, 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, and shown and designated as Lot No. 26 on Plat of Rosewood Acres prepared by Terry T. Dill, Surveyor, dated April 22, 1960, and recorded in the Office of the R.M.C. for Greenville County in Plat Book "M", at page 154, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Lynn Drive at the joint front corner of Lots Nos. 25 and 26, and running thence with the common line of said Lots S. 02-46 W. 199.5 feet to an iron pin; thence running S. 85-00 E. 114 feet to an iron pin; thence running N. 01-08 W. 200 feet to an iron pin on the South side of Lynn Drive, thence running with Lynn Drive N. 84-55 W. 100 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 a monthly premium necessary to carry private mortgage guaranty insurance until the principal balance reaches 80% of the original sales price or appraisal, whichever is less. The estimated monthly premium for the first nine years will be .02% of the original amount of the loan. The estimated monthly premium for each year thereafter will be .01% of the original principal balance of this loan. The mortgagee may advance this premium and collect it as part of the debt secured by the mortgage if the mortgagor fails to pay it.

This being the same property conveyed to the Mortgagors herein by deed of Wesley W.

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