

RECORDED  
GREENVILLE CO. S. C.  
JUN 13 4 31 PM '75  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1341 PAGE 709

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Richard N. Tapp (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

EIGHTEEN THOUSAND AND 00/100----- DOLLARS

(\$ 18,000.00---), 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 Twenty 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 as Unit #7 of University Ridge Horizontal Property Regime as shown on plat thereof recorded in Plat Book 5-F at pages 55-56 in the RMC Office for Greenville County, and subject to the provisions of the Master Deed establishing University Ridge Horizontal Property Regime recorded in Deed Book 1000 at page 128.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the Mortgagor shall pay to the mortgagee for the term of the guaranty policy 1/48% of the original amount of this loan in payment of the cost of the insurance covering this loan, and on his failure to do so the Mortgagee may advance it for the mortgagor's account and collect the same with interest on the debt secured by the mortgage.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which the Mortgagor may hereafter have had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment, fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the Mortgagor that all such fixtures and equipment, other than the usual household furniture, be considered as fixtures of the real estate.

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TO HAVE AND TO HOLD forever.

The Mortgagor covenants and agrees that he and his heirs, assigns and assigns forever defend all and singular the rights of the Mortgagee and all persons whomsoever lawfully claiming the same.

The Mortgagor covenants and agrees:

1. That he will promptly pay to the Mortgagee at the times and in the manner specified in the note secured hereby.

2. That this mortgage shall be subject to the option of the Mortgagee, for the purpose of the note secured hereby, to advance to the Mortgagor by check or otherwise at the same rate as the Mortgagee is now paying, provided in writing; and the Mortgagee shall have the right to substitute any other property for the property now mortgaged.

3. Without affecting the Mortgagor's obligation hereunder, the Mortgagee may, in writing, alter the terms of this mortgage or otherwise altering the terms of the note secured hereby.

4. That he will keep the premises in good repair, and, in the case of any fire or other casualty, as may be required from time to time, he will pay, or cause to be paid, all such expenses, when due, any premiums on any fire or other casualty insurance shall be carried in his name, and the policy shall be held by the Mortgagee as trustee for the Mortgagor. In event of loss, proof of loss if not made promptly, and the insurance proceeds shall be applied to the reduction of the indebtedness of the Mortgagor. In the event of foreclosure of this mortgage, the proceeds of any insurance policy secured hereby in force shall pass to the Mortgagee.

5. That he will keep the premises in good repair, and, in the case of any fire or other casualty, he will pay, or cause to be paid, all such expenses, when due, any premiums on any fire or other casualty insurance shall be carried in his name, and the policy shall be held by the Mortgagee as trustee for the Mortgagor. In event of loss, proof of loss if not made promptly, and the insurance proceeds shall be applied to the reduction of the indebtedness of the Mortgagor.

6. That the Mortgagee may, at its option, pay the cost of the mortgage debt.

7. That, together with, all other taxes and assessments of the note secured hereby is paid in full, the Mortgagee may, at its option, pay the cost of the mortgage debt.

8. That he hereby assigns to the Mortgagee all his right, title and interest in and to the premises hereunder, and should he hereafter acquire any other interest in the premises, he shall not be entitled to any profits, issues, and rents, and shall be liable for the same.

9. That, at the option of the Mortgagee, the Mortgagor shall convey away said premises in any manner whatsoever other than that specified in the note secured hereby, and shall permit work on the premises to be done in accordance with the written consent of the Mortgagee.

10. It is agreed that the Mortgagor shall fully perform all the terms and conditions of this mortgage or in the event of default in any of the terms, conditions or covenants hereunder, the Mortgagee, at its option, may, in writing, alter the terms of this mortgage, or should the Mortgagee deem it expedient, it may, at its option, assign to any attorney at law for collection of this mortgage, or should the Mortgagee deem it expedient, it may, at its option, assign to any attorney at law for collection of this mortgage, as a part of the debt.