First Mortgage on Real Estate 17 4 55 11 100

DIM WE SUFERING MORTGAGE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Caroll E, and Geraldine B. Martin

(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., (bereinafter referred to as Mortgagoe) in the sum of Twenty-nine Thousand Seven Hundred Twenty and 01/100----- DOLLARS

(\$ 29,720.01====), 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 27 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 Mortgagor at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling 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 Mortgagoe, 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,

All that certain piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 160 on plat of Hillsborough, Section III, recorded in Plat Book 4N at page 42 in the RMC Office for Greenville County and having the following courses and distances:

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Beginning at an iron pin on Libby Lane at the joint front corner of Lot 159; thence with said lot, S. 63-20 W. 165.7 feet to an iron pin; thence N. 32-36 W. 80 feet to an iron pin on Windage Court; thence with said Court, N. 27-18 E. 50 feet and N. 25-36 E. 42.9 feet to an iron pin; thence with intersection of Libby Lane and Windage Court, N. 71-33 E. 34.8 feet to an iron pin on Libby Lane; thence with Libby Lane, S. 62-30 E. 45 feet and S. 49-45 E 100 feet to the beginning corner.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgager 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 mortgager'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 sales or appraisal price, whichever is less, and the mortgage may apply for mortgage guaranty insurance to comply with the above, through the mortgage guaranty insurance company insuring this loan, and that the mortgagor agrees to pay to the mortgagee, annually, as premium for such insurance for any way incident or appertaining, and all of the rents, issues, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

\*\* 1/4 of 1% of the principal balance then existing.

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