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First Mortgage on Real Estate

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: M. Bruce Harris and
Margaret J. Harris,

(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-seven Thousand Five Hundred and no/100----- DOLLARS

(\$ 37,500.00), 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 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 Mort-
gagee 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 be-
fore the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-
gained, 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, near the town of Mauldin
being known and designated as Lot 44 on Plat Number 2 of Verdin Estates,
said plat being prepared by C. O. Riddle, Surveyor, dated August 21, 1972,
and recorded in the RMC Office for Greenville County in Plat Book 4R at
Page 35, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin, the joint front corner of Lots 44 and 45 and
running thence N. 15-13 E. 112.9 feet to an iron pin; thence N. 87-36 W.
150.1 feet to an iron pin; thence S. 2-21 W. 108.6 feet to an iron pin;
thence S. 53-21 E. 28.2 feet to an iron pin; thence following the curve of
Baldwin Circle N. 77-36 E. 51.4 feet; thence still following the curve of
Baldwin Circle S. 88-49 E. 52.0 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 of the mortgage guaranty
insurance covering this loan, and on his failure to pay it, the mortgagee
may advance it for the mortgagor'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 appraisal or sales price, whichever is less, and the mortgagee
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, 1/4 of 1% of the principal balance then existing.

m.b.h. m.j.h.

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 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 fix-
tures and equipment, other than the usual household furniture, be considered a part of the real estate.



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