GREENVILLE CO. S. C. STATE OF SOUTH CAROLINA RHC COUNTY OF GREENVILLE TO ALL WHOM THESE PRESENTS MAY CONCERN: G. Larry JUN 28 1978 (hereinafter referred to as Morte

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 Thousand Three Hundred Fifty and No/100-

(\$ 30,350.00 ), 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 thirty years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated berein 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, on the eastern side of Kimbrell Road and being known and designated as Lot No. 3 of CUNNINGHAM ACRES Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book 5-D at Page 78, and being more recently shown as Lot No. 3 of CUNNINGHAM ACRES Subdivision on a plat prepared by Kermit T. Gould, entitled "Property of G. Larry Webb", and having, according to said plat, the following metes and bounds,

Beginning at an iron pin on the eastern side of Kimbrell Road, joint front corner of Lots 3 and 4 and running thence with the common line of said lots, N.71-45 E. 107.8 feet to an iron pin; thence S.21-55 E. 115 feet to an iron pin; thence with the joint line of Lots 2 and 3, S.71-23 W. 133.3 feet to an iron pin on the eastern side of Kimbrell Road; thence with said Road as follows: N.13-09 W. 59.7 feet to an iron pin; thence N.05-18 W. 57.5 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 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 80% or less of the original appraisal or sales price, whichever is less, and the mortgagee may apply for mortgage guaranty