& Birdie , S. F. 31402

GREENVILLE CO. S. C.

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First Mortgage on Real Estate

Concess MORTGAGE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Anthony

Minechello

(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 --Twenty Seven Thousand Fifty and NO/100--

), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said (\$ 27,050.00 note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which years after the date hereof, unless extended by mutual consent, the terms of said note and is -thirtyany 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, lying and being on Creighton Drive, known and designated as all of Lot No. 18, Section 3, Colonial Hills S/D, as shown on survey and plat recorded in RMC Office in Plat Book RRB at page 91, reference to said plat hereby pleaded for a more particular description, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at iron pin on edge of Creighton Drive and joint front corners of Lots 18 Evd 17, and runs thence as common line of said lots, S. 80-15 E. 160 feet to ireapin on line of Lot No. 142; thence with line of Lot No. 142 N. 59-45 E. 125.9 feet to iron pin on edge of street; thence with street, N. 86-33 W. 43.9 feet to iron pin on street; thence continuing N. 80-47 W. 91.5 feet to curve and intersection with Creighton Drive; thence around curve of intersection, the chord of which is S.54-29 W. 35.6 feet to edge of Creighton Drive; thence with Creighton Drive, S. 9-45 W. 95 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 mortgagor promises to pay to the mortgagee for the term of the guaranty policy the sum of 1/48th of 1% of the original ascent 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

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