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GREENVILLE CO. S. C.

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BOOK 1426 PAGE 385

First Mortgage on Real Estate

DONNIE S. TANKERSLEY  
R.M.C.

7386 MORTGAGE

PAID AND SAVED IN FULL  
THIS 15<sup>th</sup> DAY OF August 1978  
FIDELITY FEDERAL SAVINGS & LOAN ASSN.

BY *[Signature]*

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ralph L. Bogan and Roseanna L. Bogan

(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-Nine Thousand Five Hundred Fifty and No/100 DOLLARS

(\$ 39,550.00 ), 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 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 northern side of Crowndale Drive and being known and designated as Lot No. 104 on a plat of GRAY FOX RUN Subdivision, prepared by C. O. Riddle, RLS, dated November 10, 1975, and revised March 4, 1976, said revised plat being recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 16, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Crowndale Drive at the joint front corner of Lots 103 and 104 and running thence along the common line of said Lots, N.02-36 E. 130 feet to an iron pin at the joint rear corner of said Lots; thence S.87-24 E. 95 feet to an iron pin at the joint rear corner of Lots 104 and 105; thence along the common line of said Lots, S.02-36 W. 130 feet to an iron pin at the joint front corner of said Lots on the northern side of Crowndale Drive; thence along said Drive, N.87-24 W. 95 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 a monthly premium necessary to carry private mortgage guaranty insurance until the principal balance reaches 80% of the original sales price or appraisal, whichever is less. The estimated monthly premium for the first nine years will be .02% of the original amount of the loan. The estimated monthly premium for each year thereafter will be .01% of the original principal balance of this loan.

GCTO

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LATIMER & GENTILE  
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Greenville, S.C. 29604

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