

Main Office
First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.
JUL 17 2 33 PM '79
OLLIE FARRNSWORTH
MORTGAGE

BOOK 1161 PAGE 28

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES B. THARPE AND

NANCY T. THARPE (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 ----- Eighteen Thousand Nine Hundred and no/100----- DOLLARS (\$ 18,900.00----), with interest thereon at the rate of Eight----- per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is ~~Twenty-five~~ 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 northwestern corner of the intersection of East Lee Road and Brighton Lane, being shown as Lot 62 on plat of Colonial Hills Subdivision prepared by Piedmont Engineers & Architects dated April 24, 1964, and recorded in Plat Book FFF at page 102 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the northern side of East Lee Road at the joint front corner of Lots 61 and 62 and running thence with Lot 61 N 6-31 E 199.7 feet to an iron pin in line of Lot 63; thence with Lot 63 S 83-54 E 90 feet to an iron pin on the western side of Brighton Lane; thence with said Lane S 6-06 W 156.1 feet to an iron pin at the northwestern corner of the intersection of East Lee Road and Brighton Lane; thence with the curvature of said intersection the chord being S 45-20 W 38.7 feet to an iron pin on East Lee Road; thence with said Road S 84-33 W 68.4 feet to the point of beginning.

Being the same property conveyed to the mortgagor by deed of Herbert E. Rudd to be recorded herewith.

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 the sum of 1/48% 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 mortgagors' account and collect it as part of the debt, secured hereby.

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 fixtures and equipment, other than the usual household furniture, be considered a part of the real estate. Mortgagors agree that after the expiration of 10 years from date mortgagee may at its option apply for mortgage insurance for an additional 5 years with the mortgage insurance company insuring this loan; and mortgagors agree to pay to mortgagee as premium for such insurance 1/2% of the principal balance then existing.