

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Jr.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Dennis M. Taylor/and Beverly W. Taylor

(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 "Fourteen" thousand eight hundred fifty and no/100ths-----DOLLARS

(\$ 14,850.00), as evidenced by the Mortgagor's note of even date, bearing interest at the rate of _____ and note and payable as therein stated or as modified by mutual agreement in writing, the final maturity of which is _____ 25 _____ 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 Arlene Drive being shown and designated as Lot No. 5 on plat entitled Addition to Highview Acres, prepared by Piedmont Engineering Service, dated September, 1959, recorded in the RMC Office of the Greenville County Courthouse in Plat Book GG at Page 122 and being, described more particularly, to-wit:

BEGINNING at an iron pin on the northern side of Arlene Drive at the joint front corner of Lots 5 and 6 and running thence N 5-30 E 175 feet to an iron pin at the joint rear corner of said lots; thence along the rear line of Lot 5 S 84-30 E 90 feet to an iron pin at the joint rear corner of Lots 4 and 5; thence along the common line of said Lots S 5-30 W 175 feet to an iron pin on the northern side of Arlene Drive at the joint front corner of Lots 4 and 5; thence along Arlene Drive N 84-30 W 90 feet to an iron pin, the point of beginning.

The above-described property is the same conveyed to the Mortgagors by deed recorded in the RMC Office of the Greenville County Courthouse in Deed Book 962 at Page 377.

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.

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