

FILED
GREENVILLE CO. S. C.
AUG 10 1967

1400 103

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE, PHILLIP E. SULLIVAN and
NANCY G. SULLIVAN

(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-
FIVE THOUSAND ONE HUNDRED AND NO/100-----DOLLARS

(\$ 35, 100.00), 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 (30) 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 Mort-
gagee 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 be-
fore the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-
gained, 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, and shown and designated
as Lot No. 26 on Plat of Rosewood Acres prepared by Terry T. Dill, Surveyor, dated
April 22, 1960, and recorded in the Office of the R.M.C. for Greenville County in Plat
Book "M", at page 154, and having according to said plat, the following metes and
bounds, to-wit:

BEGINNING at an iron pin on the South side of Lynn Drive at the joint front corner
of Lots Nos. 25 and 26, and running thence with the common line of said Lots S. 02-46 W.
199.5 feet to an iron pin; thence running S. 85-00 E. 114 feet to an iron pin; thence
running N. 01-08 W. 200 feet to an iron pin on the South side of Lynn Drive, thence
running with Lynn Drive N. 84-55 W. 100 feet to the point of BEGINNING.

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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. The mortgagee
may advance this premium and collect it as part of the debt secured by the mortgage
if the mortgagor fails to pay it.

This being the same property conveyed to the Mortgagors herein by deed of Wesley W.
Lawton and Margaret B. Lawton of even date to be recorded herewith.

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FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION
Post Office Box 1268
Greenville, South Carolina 29602

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
14.04
PB. 11218

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 fix-
tures and equipment, other than the usual household furniture, be considered a part of the real estate.

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