

GREENVILLE CO. S. C.

MAY 11 11 29 AM '71

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

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MARCH 18 1973
FIDELITY FEDERAL SAVINGS & LOAN ASSN.
DANIEL THOMAS
ASST. S.P.

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE, DAVID M. SPEARMAN AND

VIRGINIA R. SPEARMAN

(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 Sixteen Thousand Six Hundred and No/100 - - - - - DOLLARS (\$ 16,600.00), with interest thereon at the rate of 7 3/4 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 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, in Paris Mountain Township, designated as Lot No. 13, on a plat of the property of Walter J. Farr, recorded in the .R.M.C. Office for Greenville County in Plat Book HH at page 123, and having, according thereto, the following metes and bounds, to-wit:

BEGINNING at a stake on the Eastern Side of Leland Circle 124 feet North from the bend of said Circle, at the corner of Lot No. 14, and running thence with the line of said lot, N. 82-50 E. 185 feet to a stake in the line of Lot No. 1; thence with the line of said lot, N. 7-10 W. 90 feet to a stake at the corner of Lot No. 12; thence with the line of said lot, S. 82-50 W. 185 feet to a stake on Leland Circle; thence with the Eastern side of said Circle, S. 7-10 E. 90 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 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.

FILED
GREENVILLE CO. S. C.
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DORR S. TAYLOR
REC. CLERK

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