

GREENVILLE CC.S.C.

FEB 2 12 16 PM '79

CONNIE S. TANNERSLEY
R.M.C.

MORTGAGE

1450-008

THIS MORTGAGE is made this 2nd day of FEBRUARY 1979, between the Mortgagor, SOUTHERN HOLDING COMPANY INC., OF GREENVILLE (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of SIXTY-SIX THOUSAND EIGHT HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated FEBRUARY 2, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on AUGUST 1, 1980

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina and being shown and designated as Lots Nos. 122 and 123 on a Plat of Property entitled Montclaire, Section V, prepared by Carolina Surveying Company and being recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 6-H, Page 26, and having the following metes and bounds, to-wit:

AS TO LOT NO. 122:

BEGINNING at an iron pin on Danbury Lane at the joint front corner of Lots Nos. 122 and 123 and running thence S. 31-08 W. 149.7 feet to an iron pin; thence running N. 58-56 W. 126.7 feet to an iron pin on Montclaire Road; thence running along said Montclaire Road N. 41-18 E. 126.9 feet to an iron pin; thence continuing N. 81-08 E. 38.4 feet to an iron pin; thence running along said Danbury Lane S. 59-02 E. 74.9 feet to an iron pin, the point of beginning.

AS TO LOT NO. 123:

BEGINNING at an iron pin on Danbury Lane at the joint front corner of Lots Nos. 122 and 123 and running thence with said Danbury Lane S. 59-02 E. 79.7 feet to an iron pin; thence running S. 31-04 W. 149.9 feet to an iron pin; thence running N. 58-50 W. 79.9 feet to an iron pin; thence running N. 31-08 E. 149.7 feet to an iron pin, the point of beginning.

Derivation: Lot No. 122 - Deed Book 1096, Page 417 - Richard R. Parrish 2/2/79

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which has the address of Lot Nos. 122 and 123, Montclaire Subdivision, Mauldin (Street) (City)
S. C. 29662 (State and Zip Code) (herein "Property Address"):

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property"

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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