

FILED
GREENVILLE CO. S. C.

MAR 28 11 15 AM '79

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

VOL 1461 PAGE 5

THIS MORTGAGE is made this 28 day of March, 1979, between the Mortgagor, DONALD E. BALTZ (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").

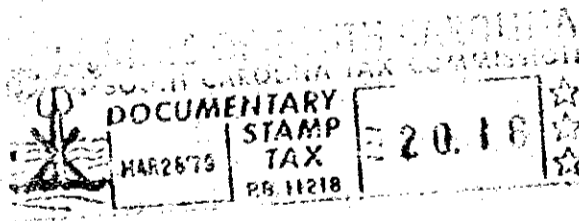
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY THOUSAND FOUR HUNDRED (\$50,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 28, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2008;

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 lot of land in the city of Mauldin, county of Greenville, state of South Carolina, being known and designated as Lot No. 20 as shown on plat recorded in book 5 D page 24 of the RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Brooks Road, corner of lot 20 and Section One of Brookside; thence with joint line N. 18-27 W. 222.3 feet to an iron pin corner of lot 26; thence N. 71-07 E. 95.5 feet to iron pin joint rear corner of lots 20 & 21; thence with the joint line of said lots S. 30-58 E. 163.3 feet to an iron pin on the northwest side of Brooks Road; thence with the northwest side of said road S. 45-37 W. 145.5 feet to the point of beginning.

This is a portion of the land conveyed to mortgagor by George L. Thomason et al by deed dated 1/25/72 recorded 1/26/72 in deed vol. 934 page 565 of the RMC Office for Greenville County, S. C.



GCTO ---3 MR28 79

which has the address of 514 Brooks Road, Mauldin, S. C. 29662 (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 seised 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.

4328 RV-2