

FILED
GREENVILLE CO. S. C.

MORTGAGE

APR 2 2 05 PM '79

THIS MORTGAGE is made this 30 day of MARCH 1979, between the Mortgagor, ROBERT W. GRIFFITH & SHIRLEY H. GRIFFITH (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").

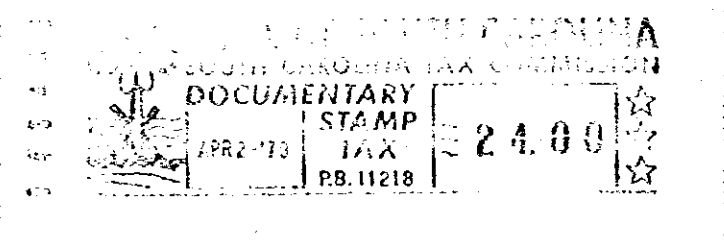
WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY THOUSAND (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 30, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1999;

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 piece, parcel or lot of land in Austin Township, Greenville County, South Carolina, being shown and designated as Lot No. 60 on plat of HOLLY TREE PLANTATION, PHASE II, SECTION II, recorded in the RMC Office of Greenville County in Plat Book 5D on pages 47 & 48, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin at joint front corner of Lots 59 & 60, and running thence with the joint line of said lots N. 30-09 E. 159.75 feet to an iron pin joint rear of said lots; thence with rear of lot 60 the following: S. 36-40 E. 65.0 feet to an iron pin; thence S. 8-46 E. 284.0 feet to an iron pin joint rear of lots 60 & 61; thence with joint line of said lots N. 49-13 W. 182.4 feet to an iron pin joint front corner of said lots, on the eastern side of Hollyleaf Court; thence with the eastern side of Hollyleaf Court the following: N. 17-01 E. 30 feet, N. 17-47 W. 30 feet, N. 52-21 W. 30 feet to an iron pin the point of beginning.

This is the same property conveyed to mortgagors by Nelson & Putman Builders, a Partnership, by deed of even date herewith, to be recorded.



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which has the address of 105 Hollyleaf Court, SIMPSONVILLE, S. C. 29681 (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.

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