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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 13th day of April 1979, between the Mortgagor, Daniel R. McGee and Barbara K. McGee (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 Forty-six Thousand Eight Hundred and No/100 (\$46,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 13, 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 April 1, 2009

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:

being within the corporate limits of the City of Greenville, being shown and designated on a plat of Forest Heights recorded in the R. M. C. Office for Greenville County in Plat Book P at Page 71, and being designated on said plat as Lot No. 43 and being shown on a more recent plat of Lot No. 43, said plat being prepared by Carolina Surveying Company and dated April 10, 1979 and having the following metes and bounds as shown on said latter plat as follows:

BEGINNING at a point on the northeast side of Longview Terrace at the joint front corner of Lots Nos. 42 and 43 and running with said Longview Terrace N. 35-18 W., 75 feet to a point, the joint front corner of Lots Nos. 43A and 43; thence turning and running with the common line of said Lots, N. 48-04 E., 121.8 feet to a point at the joint rear corner of said lots along a 20-foot alley; thence turning and running S. 30-20 E., 90 feet to a point at the joint rear corner of Lots Nos. 42 and 43; thence turning and running with the common line of said lots, S. 54-42 W., 114.5 feet to a point on Longview Terrace, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Vivienne R. Hammond dated April 13, 1979 and recorded herewith.

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.

which has the address of 428 Longview Terrace, Greenville, South Carolina 29605 (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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