

MORTGAGE

THIS MORTGAGE is made this 28th day of September 1979, between the Mortgagor, Charles W. Morris and Christine Simmons Morris (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 Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 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 October 1, 1994;

Cwm
CSM

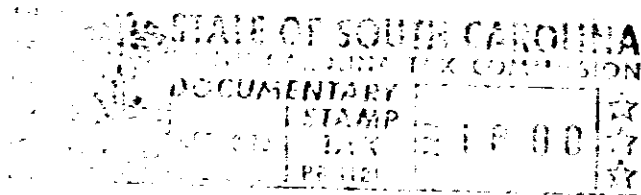
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 parcel or lot of land with the improvements thereon, in Chick Springs Township of Greenville County, S. C. lying south of the State Park Road (also Batson Road) about four (4) miles east of the City of Greenville and near the Old Reid School property, being shown on a plat of property made for Clifton H. and Maude D. Simmons by C. O. Riddle, Surveyor, dated January, 1968, and having according to a more recent plat made by C. O. Riddle, dated October 1, 1979 entitled Property of Charles W. Morris and Christine S. Morris, recorded in the RMC Office for Greenville County, S. C. in Plat Book 7-R at Page 29, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of County Road and runs thence S. 73-43 E. 417.5 feet to an iron pin; thence N. 16-17 W. 417.5 feet to an iron pin; thence N. 73-43 W. 417.5 feet to an iron pin in County Road; thence S. 16-17 W. 417.5 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Clifton H. Simmons and Maude D. Simmons recorded in the RMC Office for Greenville County, S. C. in Deed Book 837 at Page 595 on February 14, 1968.

Together with all the mortgagors' easement and right of way for ingress and egress over and upon a strip of land 50 feet in width extending from State Park Road (also Batson Road) which road is to remain open at all times for the use and benefit of any person adjoining or abutting said road.



which has the address of Route 5, Greenville, S. C. (Street) (City)
..... (herein "Property Address");
[State and Zip Code]

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.

GCTO
--- 100879
232

4.0001

0502

4328 RV-2