

GREENVILLE S.C.
MARCH 17 8 56 AM '80

MORTGAGE

THIS MORTGAGE is made this 17th day of MARCH 1980, between the Mortgagor, H. J. MARTIN and JOE O. CHARPING (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").

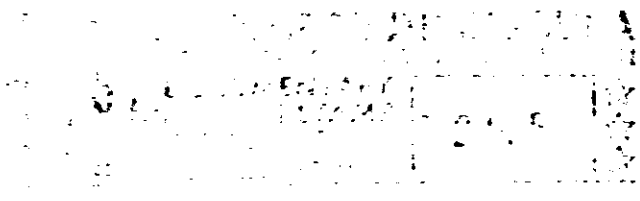
WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY SIX THOUSAND THREE HUNDRED (\$66,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 17, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2010.

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 situate, lying and being in Greenville County, South Carolina, known and designated as Lot No. 236 shown on a plat of the subdivision of DEVENGER PLACE, section No. eleven (11), recorded in plat book 7-C page 91 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 west side of the turn-around of Bayberry Road, the joint front corner of Lots 237 & 236; thence with the joint line of said lots N. 84-06 W. 165.5 feet to an iron pin; thence turning N. 3-49 W. 128.9 feet to an iron pin; thence turning N. 73-19 E. 81.65 feet to an iron pin joint corner of Lots 235 & 236; thence with the joint line of said lots S. 44-48 E. 144.50 feet to an iron pin on the northwest side of Bayberry Road; thence with the curve of said street S. 8-07 W. 60.3 feet to the point of beginning.

This is the same property conveyed to mortgagors by Devenger Road Land Company, a Partnership, by deed dated March 13, 1980 to be recorded herewith.



which has the address of Lot 236 Bayberry Road DEVENGER PLACE No. 11 (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 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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