

Mortgagee's mailing address: P. O. Box 1268, Greenville, S. C.

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GREENVILLE CO. S. C.
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MORTGAGE S. C.

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THIS MORTGAGE is made this 19th day of June, 1979, between the Mortgagor, Lorita M. Perkins and Connie H. Miller

(herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized under the laws of SOUTH CAROLINA, whose address is 481 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender")

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand Nine Hundred Fifty and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 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 June 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 certain piece, parcel or unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. P-L Plaza of Lewis Village Horizontal Property Regime as is more fully described in Declaration (Master Deed) dated March 19, 1979 and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 1098 at Pages 792 through 875, inclusive, and survey and plot plan recorded in the R.M.C. Office for Greenville County in Plat Book 6V at Pages 55 through 57.

This being the same property conveyed to the mortgagors by deed of American Service Corporation, of even date, to be 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 guarantee 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.

STATE OF SOUTH CAROLINA
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