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GREENVILLE CO. S.
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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

40905
71 JUL 19 1979
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THIS MORTGAGE is made this 26 day of July 1979, between the Mortgagor, CHARLES E. CALER & JEANETTE H. CALER (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 TWENTY SIX THOUSAND ONE HUNDRED THIRTY FOUR & 27/100 (\$26,134.27) Dollars, which indebtedness is evidenced by Borrower's note dated July 26, 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 July 1, 2006 corner of said lots on the southeastern side of Lori Drive; thence along the southeastern side of Lori Drive N. 29-19 E. 220 feet to the beginning corner.

This is the same property conveyed to mortgagors by Philip Lee Ghent & Candy C. Ghent by deed dated July 26, 1979 to be recorded herewith.

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which has the address of Route 45, LORI DRIVE, 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 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 noted in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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