

FILED
GREENVILLE CO. S. C.
Nov 6 2 51 PM '79
DONNIE S. TANKERSLEY
R.M.C.

41536
BOOK 80 PAGE 396
BOOK 1487 PAGE 376

MORTGAGE

THIS MORTGAGE is made this 5th day of NOVEMBER 1979, between the Mortgagor, DONALD E. BALTZ (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 FIFTY THREE THOUSAND TWO HUNDRED (\$53,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 5, 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, 2010.

- This is a portion of the land conveyed to mortgagor by the following deeds:
- (1) Frank P. McGowan, Jr., Master in Equity for Greenville County dated and recorded June 1, 1978 in deed vol. 1080 page 283.
 - (2) Calvin H. Griffin, Nettie Louise Griffin Thomas dated and recorded June 1, 1978 in deed vol. 1080 page 281.
 - (3) Virginia G. Howard & Robert Leslie Howard by deed dated and recorded June 1, 1978 in deed vol. 1080 page 282.
 - (4) Mary Baldwin Morris, formerly Mary Baldwin dated 6/20/78 rec 6/2/78 in deed vol. 1081 page 650.

PAID AND SATISFIED IN FULL
 APR 8 1983 26061
 DATE OF PAYMENT
 AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION
 FORMERLY FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION
 BY *Richard C. [Signature]*
 WITNESS *Assistant Vice President*
Maria J. [Signature]

APR 8 1983
 GREENVILLE CO. S. C.
 DONNIE S. TANKERSLEY
 R.M.C.
 FILED
 APR 8 1 09 PM '83
 DOCUMENTARY TAX
 78.11513

NOTICE OF SUFFICIENCY OF NOTICES RETURN TO

GCTO --- 1 NO 6 79 1574

4.0001

which has the address of Lot 109, Brandybrook Lane MAULDIN (Street) (City)
SC 29662 (herein "Property Address"); (State and Zip Code)

*created
Donnie S. Tankersley
R.M.C.*

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.