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MORTGAGE

DONNIE S. TANKERSLEY R.M.C.

THIS MORTGAGE is made this. 8th day of JUNE.

19. 7.9 between the Mortgagor, KENNETH R. SUITT.

(herein "Borrower"), and the Mortgagee,

FIDELITY FEDERAL SAYINGS 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").

All that lot of land in the county of Greenville, state of South Carolina, being known and designated as Lot No. 9 and a small portion of lot 8 of GOVERNORS SQUARE as shown on a plat recorded in the RMC Office for Greenville County in plat book 5 P at page 8, and having according to a survey by Clarkson Surveying dated May 29, 1979, the following metes and bounds, to-wit:

Beginning at the original front joint corner of Lots Nos. 8 & 9; thence with a new line through Lot 8, S. 15-44 E. 136.35 feet to an iron pin; thence turning N. 70-41 E. 144 feet to an iron pin corner of Lot No. 12; thence with the line of said lot N. 22-03 W. 78 feet to an iron pin corner of lot No. 11; thence with the line of said lot and lot 10, N. 58-24 W. 176.8 feet to an iron pin on the southeast side of Governors Court, at the beginning of the turnaround; thence with the curve of the turnaround the chord of which is S. 5-19 E. 80.9 feet to the beginning corner.

This is the same property conveyed to mortgagors by H. J. Martin and Joe O. Charping by deed of even date herewith, to be recorded.

which has the address of . Lot 9, Governors Court, Governors Square, Route 4 Green

SC 29651 (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.

SOUTH CAROLINA -I to 4 Family - 6 75 - FNVA FHEMC UNIFORM INSTRUMENT

5000 No.

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TO CONTRACT SERVICE SERVICE

فعضت ويجافينه بعضوص شيارا بالمتابعات

[&]quot;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 guaranty 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."