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## **MORTGAGE**

TEB LL 4 11 PH '80 THIS MORTGAGE is made this 22nd day of February 19.80 between the Mortgagor, Michael Bradford Freeman (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

WHEREAS, Borrower is indebted to Lender in the principal sum of ... Twenty-nine Thousand, Nine Hundred and 00/100 (\$29,900.00) - Dollars, which indebtedness is evidenced by Borrower's note dated. February 22, 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 .... February. 1... ..........

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 ...... Anderson ...... 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.654 of Faris Ridge Horizontal Property Regime as is more fully described in Master Deed dated May 10, 1979 and recorded in the RMC Office for Greenville County, S.C. in Deed Book 1102, at Pages 618 through 682, inclusive, and survey and plot plan recorded in the RMC Office for Greenville County in Plat Book 6-V at Page 96.

This being a portion of the same property conveyed unto the said First Carolina Development Corporation by deed of First Carolina Development Corporation and William R. Martin as Trustee for George O. Short, Jr., Eyl R. Martin, Thomas R. Martin and Deborah M. Adams dated May 11, 1979 and recorded May 16, 1979 in the RMC Office for Greenville County in Deed Vol. 1102, at Page 686.

This conveyance is made subject to all restrictions and easements as set out in the Master Deed, Exhibits and Appendices attached thereto; recorded plats or as may appear on the premises.

The foregoing being the identical property conveyed unto Michael Bradford Freeman by deed of First Carolina Development Corporation of even date to be recorded simultaneously herewith.

Mortgagee's address: 101 East Washington Street, Greenville, S.C.

"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. XRNEX BOXBY DAYSON I LEST LEAD LY BEAUTY A RESTORMENT A LEST MARKET AND A RESTORMENT A RE TEALTAURTA TONNO TONNO TONNO TONNO THE TANDEST TONNO THE TRANSPORT TONNO THE TANDEST which has the address of ......

[City]

[Street] ... (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-1 to 4 Family-6/75-FNMA/FHEMC UNIFORM INSTRUMENT

Ada Artis