

MORTGAGE

THIS MORTGAGE is made this 14 day of November 1978, between the Mortgagor, Leroy A. Shelton and Sara V. Shelton (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").

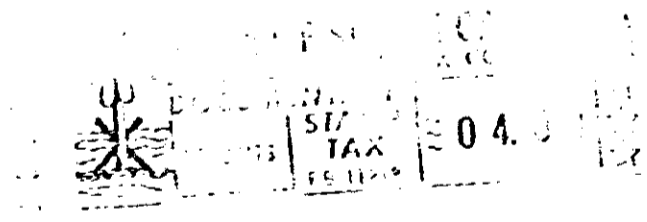
WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 14, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1988.

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 lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Elder Street, in the City of Greenville, being Lot 19 and a portion of Lot 18 on a plat of Carver Court, recorded in Plat Book II, at page 107, and more particularly, according to a Plat of the said property of Leroy A. Shelton and Sara V. Shelton, recorded in Plat Book 6-X, at Page 51, Office of the R.M.C. for Greenville County, and being described by metes and bounds as follows:

BEGINNING at an iron pin on the eastern side of Elder Street, thence N. 19-30 E. 113.7 feet to an iron pin; thence N. 7-40 E., 101.0 feet to an iron pin; thence N. 17-34 E. 63.5 feet to an iron pin at the corner of the Martin property; thence S. 49-30 E. 140.8 feet to an iron pin; thence S. 52-31 W. 88.5 feet to an iron pin; thence S. 41-29 W. 162.2 feet to the point of beginning.

BEING the same property conveyed to Leroy A. Shelton and Sara V. Shelton by deed of W. W. Wilkins and G. Dewey Oxner dated June 7, 1957, and recorded on June 12, 1957, as noted in Deed Book 578, Page 335, in the Office of the R.M.C. for Greenville County.



GCTO 3 NO 22 78 1168

which has the address of 312 Elder Street Extension, Greenville, South Carolina 29607, (Street) (City) (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.

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