

Mortgagee's address: Greenville, S.C. Post Office Box 1268, Greenville, S. C. 29602

FILED GREENVILLE CO. S.C. FEB 26 2 49 PM '79 DONNIE S. TANKERSLEY R.M.C.

MORTGAGE

THIS MORTGAGE is made this 24th day of February, 1979, between the Mortgagor, JAMES R. TRANT and LESLIE A. TRANT (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").

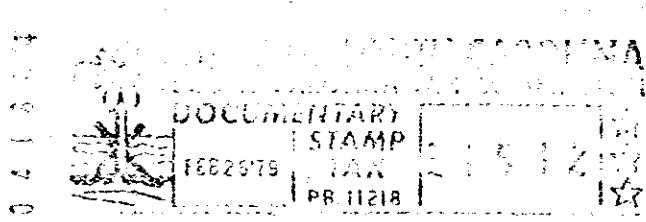
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Seven Thousand Eight Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 24, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2009;

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 and lot of land, with buildings and improvements thereon, situate lying and being on the Western side of Lake Fairfield Drive, in the County of Greenville and State of South Carolina, being known and designated as Lot B on a plat entitled "Survey for J. K. Davis", recorded in the RMC Office for Greenville County in Plat Book KKK at Page 59, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Lake Fairfield Drive, which point is 195.2 feet south of the intersection of Lake Fairfield Drive and Edwards Road, and running thence S. 84-18 W., 150 feet to an iron pin in the line of property now or formerly owned by Ruth G. Shealy; thence S. 8-18 E., 105 feet to an iron pin; thence N. 84-18 E., 150 feet to a point on the Western side of Lake Fairfield Drive; thence along the Western side of said Drive N. 8-18 W., 105 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Joseph William Rohe, Jr. and Linda G. Rohe, recorded in the Greenville County R.M.C. Office in Deed Book 1097 at Page 430 on the 26 day of February, 1979.



which has the address of 12 Lake Fairfield Drive Greenville, South Carolina (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 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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