

FILED
GREENVILLE CO. S. C. MORTGAGE

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THIS MORTGAGE IS MADE THIS 16th day of March 1979, between the Mortgagor, Mathias Molitor (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-four Thousand One Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 16, 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: on the northwest side of Gateswood Avenue in the Town of Simpsonville, being shown and designated as Lot Number 192 of Section 4, Poinsettia Subdivision, on plat recorded in Plat Book 4-N at Page 24 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Gatewood Avenue, at the joint corner of Lots 191 and 192 and running thence along the line of Lot 191, N 47-46 W 171.2 feet to an iron pin; thence along the line of Lot 186, S 45-25 W 111.6 feet to an iron pin; thence along the line of Lot 185, S 40-33 W 11.2 feet to an iron pin; thence along the line of Lot 193, S 48-36 E 176.7 feet to an iron pin on the northwest side of Gatewood Avenue; thence along Gatewood Avenue, N 42-20 E 120 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Philip J. and Susan C. Legnetti dated March 16, 1979 and recorded on even date herewith.

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.

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which has the address of 108 Gatewood Avenue, Simpsonville, South Carolina 29681 (Street) (City) (herein "Property Address"); (State and Zip Code)

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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.

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