

FILED
GREENVILLE CO. S. C.

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DOONIE S. TANKERSLEY
R.M.C.

MORTGAGE

VOL 1452 PAGE 62

THIS MORTGAGE is made this 4th day of April, 1979, between the Mortgagor, Robert W. Kaupin and Marianne P. Kaupin, (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 Sixty-Six Thousand Three Hundred & No/100 (\$66,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 4, 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 April 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:

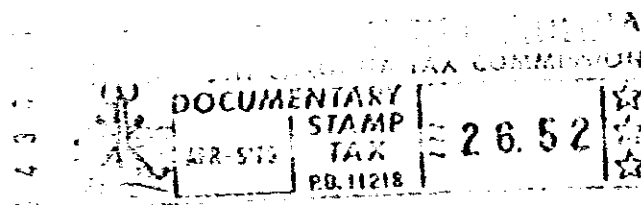
ALL that certain piece, parcel or lot of land with all improvements thereon situate, lying and being in the County of Greenville, State of South Carolina being known and designated as Lot 351 on Map 6 of Section 1, Sugar Creek Subdivision as recorded in the R.M.C. Office for Greenville County in Plat Book 6-H at page 63, and being more fully described on plat entitled "Property of Robert W. Kaupin and Marianne P. Kaupin" prepared by Dalton & Neves Co., Engineers, as having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Cliffwood Lane, joint front corner of Lots 351 and 352 and running thence with said Lane, N. 37-22 W. 125 feet to an iron pin at the intersection of Cliffwood Lane and Sugar Creek Road; thence N. 7-38 E. 35.35 feet to an iron pin on the southern side of Sugar Creek Road; thence with said Road, N. 52-38 E. 125 feet to an iron pin, joint corner of Lot 351 and Lot 86; thence turning S. 37-22 E. 150 feet to an iron pin, joint rear corner of Lots 351 and 352; thence with the common line of Lots 351 and 352, S. 52-38 W. 150 feet to an iron pin on the northeastern side of Cliffwood Lane, the point of beginning.

Subject to all easements, restrictions and rights-of-way, if any, affecting the above described property.

Being the identical property conveyed to the Mortgagors herein by deed of Cothran & Darby Builders, Inc. dated and recorded even date herewith in the R.M.C. Office for Greenville County in Deed Book 1099 at page 911.

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which has the address of 101 Cliffwood Lane, Greer, South Carolina 29651 (herein "Property Address");
(Street) (City)
(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 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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