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THIS MORTGAGE was made this 10th day of July, 1979, between the Mortgagor, Floree R. Cramer (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").

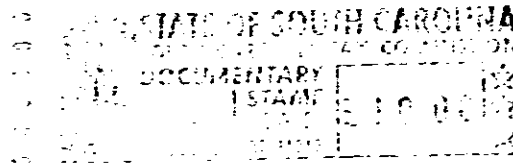
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand and No/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 10, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1999

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 situate, lying and being in the City and County of Greenville, State of South Carolina, designated as Lot No. 6, Block 10 of the Boyce-Lawn Addition as shown on a plat recorded in the R. M. C. Office for Greenville County in Plat Book A, at Page 179, and having, according the reto, the following courses and distances, to-wit:

BEGINNING at an iron pin at the northwest corner of Pettigru Street and Carolina Avenue, N. 15-0 W. 126.08 feet to an iron pin on a ten (10) foot alley; thence along said alley, S. 76-45 W. 76.67 feet to an iron pin; thence along the line of Lot No. 5, S. 15-0 E. 126.08 feet to an iron pin; thence along Pettigru Street, N. 76-45 E. 76.67 feet to the point of beginning.

THIS being the same property conveyed to the mortgagor by deed of Caroline L. Webster and H. Baxter Carpenter, on December 15, 1969, and recorded in the R. M. C. Office for Greenville County in Deed Book 881, at Page 128.



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JUL 11 1979

which has the address of 507 Pettigru Street Greenville, South Carolina 29601 (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 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 noted in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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