

FILED
GREENVILLE, S.C.
JUL 20 4 39 PM '79
DONNIE S. TANNERSLEY
R.M.C.

MORTGAGE

vs 1414 - 234

THIS MORTGAGE is made this 19 day of July, 1979, between the Mortgagor, Barbara J. Fraser and Marilyn E. Koon, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION (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").

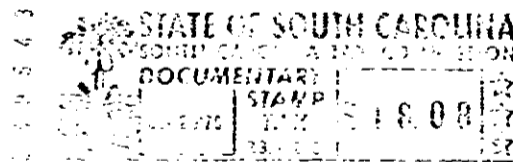
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Five Thousand Two Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 19, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 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 situate, lying and being in the State of South Carolina, County of Greenville, City of Simpsonville, being shown and designated as Lot 17 on plat of Powderhorn Section 1, prepared by Piedmont Engineers and Architects and recorded in the RMC Office for Greenville County in Plat Book 5D, Page 36 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Powderhorn Road and running thence with said Road S. 61-14 W., 149.90 feet to a point at the intersection of Powderhorn Road and Frankfort Court; thence with Frankfort Court N. 31-30 W., 80.00 feet to a point; thence N. 61-15 E., 149.90 feet to a point; thence S. 31-30 E., 80 feet to a point on Powderhorn Road, the point of beginning.

This is the identical property conveyed to the mortgagors by deed of American Service Corporation of South Carolina to be recorded on even date herewith.



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which has the address of Lot 17, Frankfort Court, Powderhorn, S/D (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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