

FILED
SOUTH CAROLINA S. C.
AUG 15 1979
SONNERSLEY
RMC

VOL 1410 PAGE 450

MORTGAGE

THIS MORTGAGE is made this 10 day of August 1979, between the Mortgagor, Roger D. Parham and Judith S. Parham (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").

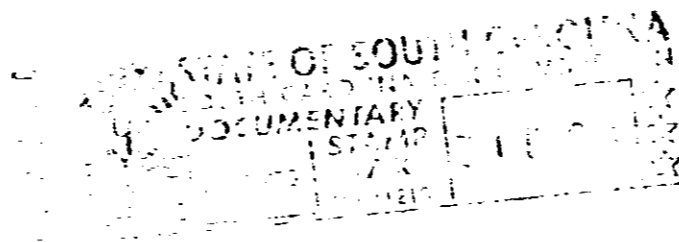
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY NINE THOUSAND ONE HUNDRED AND NO/100 (\$39,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 10, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2007.

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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the northern side of Crowndale Drive and being known and designated as Lot No. 104 on a plat of GRAY FOX RUN Subdivision, prepared by C.O. Riddle, RLS, dated November 10, 1975, and revised on March 4, 1976 and revised plat being recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 16 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Crowndale Drive at the joint front corner of Lots 103 and 104 and running thence along the common line of said Lots, N. 02-36 E., 130 feet to an iron pin at the joint rear corner of said Lots; thence S. 87-24 E., 95 feet to an iron pin at the joint rear corner of Lots 104 and 105; thence along the common line of said Lots, S. 02-36 W., 130 feet to an iron pin at the joint front corner of said Lots on the northern side of Crowndale Drive; thence along said Drive, N. 87-24 W., 95 feet to an iron pin, the point of BEGINNING.

This is the same property conveyed to the mortgagors by Deed of Ralph L. Bogan and Roseanna L. Bogan recorded August 10, 1979, RMC Office for Greenville County.



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which has the address of 103 Crowndale 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 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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