

RECORDED
FILED
AUG 1 3 30 PM '79
SOUTH CAROLINA
RECORDERS SLEY
R.M.C.

VOL 1476 PAGE 589

MORTGAGE

THIS MORTGAGE is made this 1st day of August 1979, between the Mortgagor, Coy. Whitmire (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 Thirteen Thousand Five Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 1, 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 September 1, 1979;

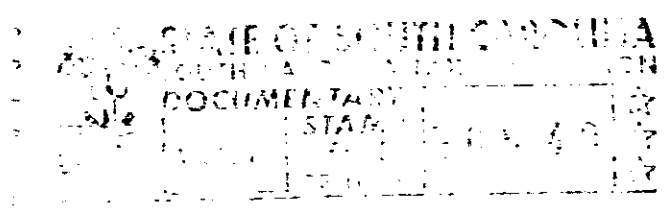
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land in Greenville County, South Carolina, being a major portion of Lot 67 on plat of Property of J. P. Rosamond from revised plat of Sans Souci Development Co., recorded in the RMC Office for Greenville County in Plat Book H at page 186, and having according to said plat and a recent survey made by R.K. Campbell, April 1963, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of East Decatur Street 1,284 west from Rodney Avenue, the joint front corner of Lots 66 and 67 and running thence with new line through Lot 67, S. 35-50 E. 200.7 feet to an iron pin in rear line of said lot, which pin is 13.5 feet southwest from the rear joint corner of Lots Nos. 66 and 67; thence S. 46-15 W. 67.2 feet to an iron pin corner of Lot No. 68; thence with the line of said lot, N. 34-03 W. 212 feet to an iron pin on the southeastern side of East Decatur Street, thence with the southeast side of said Street, N. 55-51 E. 60 feet to the point of beginning.

This being the same property conveyed to mortgagor by deed recorded in Deed Book 1157 at Page 112.

Mortgagee's address: Fidelity Federal Savings and Loan Association
101 East Washington Street
Greenville, South Carolina



which has the address of 107-A East Decatur Street, Greenville, S.C. 29609 (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 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.

GCTD --- 1 AUG 79 1341

4.000CT

0580

4328 RV.2