

FILED
CO. S. C.
16 AM '79
DONNERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 28th day of September, 1979, between the Mortgagor, Michael J. Koverman and Rosalie Koverman (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 Fifty-five Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 28, 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, 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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the southwestern side of East Woodburn Drive in Greenville County, South Carolina, being shown and designated as Lot No. 21 on a plat entitled SEVEN OAKS made by C. O. Riddle, dated May 15, 1972, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 4-R at Page 6 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of East Woodburn Drive, said pin being the joint front corner of Lots 21 and 22 and running thence with the common line of said lots, S. 59-31 W. 181.3 feet to an iron pin, the joint rear corner of lots 21 and 22; thence N. 16-43 W. 91.7 feet to an iron pin, the joint rear corner of lots nos. 20 and 21; thence with the common line of said lots, N. 58-30 E. 159.5 feet to an iron pin on the southwesterly side of East Woodburn Drive; thence with the southwesterly side of East Woodburn Drive, S. 30-29 E. 91.8 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to Michael J. Koverman and Rosalie Koverman by deed of John Steve Warren and Geraldine Ruth Zimmerman Warren of even date to be recorded herewith.

STATE OF SOUTH CAROLINA
RECORDS & DEEDS COMMISSION
RECORDED
STAMP 2200

which has the address of 104 East Woodburn Drive, Taylors, S. C. 29687 (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.

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