GREENVILLE CO. S. C.
FILED
3 05 PH '79
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1483 PAGE 424

MORTGAGE

THIS MORTGAGE is made this ...5th..... day of ....October....., 19..79, between the Mortgagor, ...Douglas P. McCoy..... (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 ...Sixteen Thousand Seven .... Hundred Fifty and 00/100 ($16,750.) Dollars, which indebtedness is evidenced by Borrower's note dated ...October 5, 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 ..October 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 unit, situate, lying and being in the county and state aforesaid, being known and designated as Unit No. 2-B Plaza of Lewis Village Horizontal Property Regime as is more fully described in Declaration (Master Deed) dated March 19, 1979 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1098, at Pages 792 through 875, inclusive, and survey and plot plan recorded in the R.M.C. Office for Greenville County in Plat Book 6V, at Pages 55 through 57.

DERIVATION: This being the same property conveyed to the Mortgagor herein by Deed dated October 5, 1979 from American Service Corporation, said Deed to be recorded herewith in the R.M.C. Office for Greenville County, S. C., in Deed Book 1113, at Page 66.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
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which has the address of ....2-B Plaza, Lewis Village Condominiums, Greenville, [Street] [City]
S. C. 29605 ..... (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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