

FILED
S.C.
OCT 19 1979
RUSLEY

MORTGAGE

201: 1484 143: 982

THIS MORTGAGE is made this 19 day of October 1979, between the Mortgagor, H. J. MARTIN & JOE O. CHARPING (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").

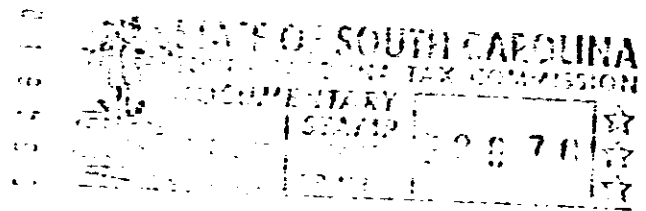
WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY ONE THOUSAND NINE HUNDRED (\$71,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2010

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, being known and designated as Lot No. 21 as shown on plat of HOLLY TREE PLANTATION, PHASE I, recorded in plat book 4 X page 35 of the RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast side of Bethel Road, joint front corner of Lots 21 & 22, and running thence with the joint line of said lots S. 68-44-00 E. 168.26 feet to an iron pin; thence turning S. 24-11-41 W. 120.15 feet to an iron pin joint rear corner of Lots 20 & 21; thence with the joint line of said lots N. 68-41-00 W. 162.38 feet to an iron pin on the southeast side of Bethel Road; thence with the southeast side of said road N. 21-16-18 E. 120 feet to the point of beginning.

This is the same property conveyed to mortgagors by Holly Tree Plantation, a Limited Partnership by deed dated Dec. 12, 1975 recorded Jan. 16, 1976 in deed vol. 1030 page 274.



which has the address of Lot 21 Bethel Road Greenville, S. C. (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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