

MORTGAGE

1455 711

This instrument complies with the requirements of the National Housing Act.

Mortgagee's mailing address: P. O. Box 1268, Greenville, S.C. 29602

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN,

Karl Stephen Winn and Janet B. Winn
Greenville County, South Carolina

of
hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Fidelity Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Forty One Thousand Three Hundred Fifty and 00/100 Dollars (\$ 41,350.00),

with interest from date at the rate of eight per centum (8 %) per annum until paid, said principal and interest being payable at the office of Fidelity Federal Savings and Loan Association in Greenville, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Three Hundred Three and 41/100 Dollars (\$ 303.41), commencing on the first day of December, 1979, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of November, 2009

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagor, its successors and assigns, the following-described real estate situated in the County of Greenville State of South Carolina:

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot S6 Brentwood Subdivision, Section III, as shown on a plat thereof prepared by Piedmont Engineers, Architects and Planners dated November 15, 1973 and recorded in the R.M.C. Office for Greenville County in Plat Book 5D at Page 42 and having, according to said plat, such metes and bounds as appear thereon.

This being the same property conveyed to the Mortgagors herein by deed of George O'Shields Builders, Inc. of even date and to be recorded herewith.

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OFFICE OF COUNTY CLERK
COUNTY OF GREENVILLE, S.C.

Together with all and singular the rights, members, hereinafter, and appurtenances to the same heretofore or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and include all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinafter described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity, provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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