

P. O. Box 1268
Greenville, S. C. 29602

BOOK 1498 PAGE 102

FILED
GR... F.C.S. **MORTGAGE**

Mar 17 11 26 AM '80

THIS MORTGAGE is made this 14th day of March 1980, between the Mortgagor, JOSEPH J. GRAF and PEGGY J. GRAF (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 TWENTY-SIX THOUSAND FIVE HUNDRED FIFTY-THREE and 37/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 14, 1980 (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, 2005

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 lot of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 77 on a Plat of DELLWOOD, recorded in the RMC Office for Greenville County in Plat Book BB, at Pages 22 and 23. Said Lot fronts 100.0 feet on the eastern side of Coventry Lane; runs back to a depth of 212.0 feet on its northern boundary; runs back to a depth of 243.1 feet on its southern boundary, and has 64.9 feet across the rear.

This is the same property conveyed to the Mortgagors herein by deed of William E. Howard and Cynthia A. Howard, dated March 11, 1980, to be recorded simultaneously herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE COURT
OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA
ON MARCH 17, 1980
AT 11:26 AM
BY [Signature]

CC:G
1700

which has the address of 30 Coventry Lane, Greenville, S. C. 29609
[Street] [City]
(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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