

RECORDED
MAY 13 1980
R.M.C.
GREENVILLE S.C.

MORTGAGE

THIS MORTGAGE is made this 27th day of May 1980, between the Mortgagor, EUGENE A. BRIGHAM and FRANCES P. BRIGHAM (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").

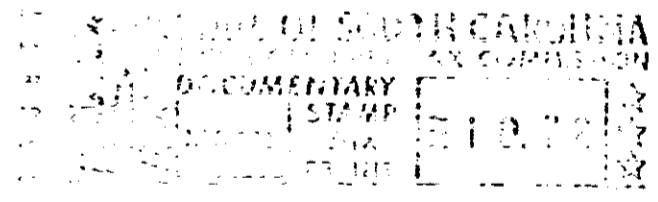
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Six Thousand Seven Hundred Thirty & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 27, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 certain piece, parcel or lot of land situate, lying and being on the southern side of Fairford Circle, in the County of Greenville, State of South Carolina, being shown and designated as Lot 75 on plat of Colonial Hills, Section 5, recorded in the RMC Office for Greenville County in Plat Book QQQ, Page 21 and a more recent plat of Eugene A. and Frances P. Brigham as prepared by Richard D. Wooten, Jr., RLS, dated May 21, 1980 and recorded in the RMC Office for Greenville County in Plat Book 8-B, Page 18, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Fairford Circle at the joint front corner of Lots 74 and 75 and running thence with the common line of said Lots S. 06-45 W., 174.2 feet to an iron pin; thence along the rear of Lot 75 N. 84-39 W., 99.57 feet to an iron pin, joint rear corner of Lots 75 and 76; thence with the common line of said Lots N. 06-32 E., 177.5 feet to an iron pin on Fairford Circle; thence with said Fairford Circle S. 83-15 E., 100.0 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the Mortgagors by deed of Billy Joe Gregory and Eria S. Gregory, deed to be recorded on even date herewith.



which has the address of 48 Fairford Circle Taylors, South Carolina 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 seized 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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