

SEP 9 10 35 AM '80

THIS MORTGAGE is made this 5th day of September 1980, between the Mortgagor, DANNY MOORE SLOAN AND DANIELLE H. SLOAN (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").

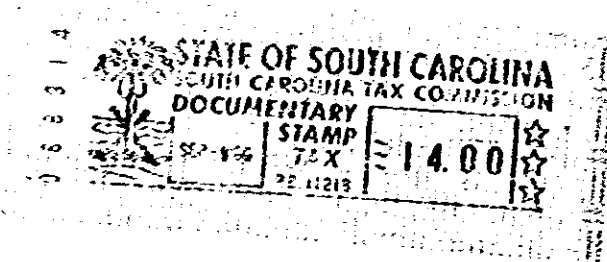
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-FIVE THOUSAND AND .00/100 Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on MARCH 1, 2011;

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 the State of South Carolina, County of Greenville, shown and designated as Lot no. 76 on Plat of WEMBERLY WAY, recorded in Plat Book 7C at page 39 and also shown on a more recent plat of "Property of Danny Moore Sloan and Danielle H. Sloan" dated September 4, 1980, recorded in Plat Book 8-E at page 37, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Westminister Street joint front corner of lots 75 and 76 and running thence S. 14-50 W., 155.15 feet to an iron pin; thence turning and running with the rear line of lot 76, N. 75-34 W., 110.0 feet to an iron pin; thence turning and running with the joint line of lots 76 and 77, N. 14-51 E., 159.9 feet to an iron pin on Westminister Street; thence with said Westminister Street, S. 73-07 E., 110.0 feet to an iron pin, being the point of beginning.

Being the same property conveyed to the mortgagors by deed of Tri-Co. Investments, Inc., to be recorded of even date herewith.



which has the address of 104 Westminister Street, Simpsonville, S.C. 29681 (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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