

GREENVILLE

APR 10 11 37 AM '79

DONNIE S. TANKERSLEY
R.H.C.

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MORTGAGE

THIS MORTGAGE is made this 5th day of APRIL, 1979, between the Mortgagor, FURMAN COOPER BUILDERS (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 THOUSAND FOUR HUNDRED & 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated APRIL 5, 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 SEPTEMBER 1, 2008.

49-28 E., 328.67 feet to an iron pin on Sagramore Lane; thence with said Sagramore Lane as follows: S. 37-33 W., 23.4 feet to an iron pin; thence S. 41-21 W., 47.9 feet to an iron pin; thence S. 45-42 W., 42.47 feet to an iron pin; thence S. 52-32 W., 48.75 feet to an iron pin; thence still with Sagramore Lane, S. 56-05 W., 7.45 feet to an iron pin, being the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Carolot, Inc., to be recorded of even date herewith.

FILED GREENVILLE, S.C. APR 10 1979

Dec 12 1 47 PM '79
 19317
 Nov. 79
Hayden Thompson
Larry Purvis

STATE OF SOUTH CAROLINA
 SOUTH CAROLINA TAX COMMISSION
 DOCUMENTARY STAMP
 23.15
 FEB 11 218

GCTC --- 1 DE 12 79 255 2.00CI

which has the address of Lot 90, Sagramore Lane, Holly Tree Plantation, Sec. III (Street) (City)
Simpsonville, S.C. (herein "Property Address"); (State and Zip Code)

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3-SOCI

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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