

FILED
GREENVILLE CO. S.C.
AUG 21 11 29 AM '78
BONNIE S. TANKERSLEY
R.H.C.

3775
BOOK 1441 PAGE 755

MORTGAGE

BOOK 72 PAGE 680

1691

THIS MORTGAGE is made this 21st day of August 1978, between the Mortgagor, Charles Howard Snyder and Deborah E. Snyder (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 E. Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty six thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 21, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not so provided, by William A. Anz & Patsy C. Anz by deed of even date herewith, to be recorded.

"In addition to and together with the monthly payments of principal and interest under the terms of the Note secured hereby, the mortgagor promises to pay to the mortgagee a monthly premium necessary to carry private mortgage guaranty insurance until the principal balance reaches 80% of the original sales price or appraisal, whichever is less. The estimated monthly premium for the first nine years will be .02% of the original amount of the loan. The estimated monthly premium for each year thereafter will be .01% of the original principal balance of this loan. The mortgagee may advance this premium and collect it as part of the debt secured by the mortgage if the mortgagor fails to pay it."

S.C.C.C.I.

T-3101 LONG, BLACK & GASTON

Mortgagee's address:
101 East Washington Street
(PO Box 1268)
Greenville, S. C. 29602

SOUTH CAROLINA
NOTARY PUBLIC
WILLIAM A. ANZ
5 DAY OF SEP 1978
ASST. V.P.

19916

which has the address of 8 Stonecutter Lane, Taylors, S. C. 29687 (herein "Property Address");

WITNESS
Hattie J. ...

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.

GR... 12179 524

7.ECCT

SCTC

4328 RV-2