

FILED  
GREENVILLE CO. S. C.  
SEP 15 3 44 PM '78  
DORRIS S. TANKERSLEY  
R.H.C.

39247

BOOK 1444 PAGE 318  
BOOK 80 PAGE 849

### MORTGAGE

THIS MORTGAGE is made this 15th day of September 1978, between the Mortgagor, James C. Martin, Peggy G. Martin, and Bernice a. Martin (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-Four Thousand Four Hundred and no/100ths (\$24,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 15, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2008

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:

Unit No. 21, Knoxville Terrace Condominium Community, Horizontal Property in Deed Book 1074 at Page 128 on February 23, 1978, and by deed of Thomas D. Walker, et al., dated January 23, 1978, and recorded in said

Deed Book 1074 at Page 129 on February 23, 1978.  
REVISED BY April 83 28061

BY *Richard C. Power*  
WITNESS: *Assistant Vice President*

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP TAX  
SEP 15 78 STAMP TAX \$ 09.76  
P.B. 11218

which has the address of Unit 21, Knoxville Terrace, Greenville, South Carolina 29601 (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.

GC10082-2 SE15 78 \*-360-

3.50CT

GREENVILLE S.C.  
APR 20 1978  
DONNA SLENN