GREENVILLE ' S.C.

-FEB 2 11 29 AH '79 MORTGAGE DONNIE S. TANKERSLEY MORTGAGE

800x 1458 FAGE 646

THIS MORTGAGE is made this. 2nd day of February.

19. 79, between the Mortgagor, M. Douglas Durham and Janet B. Durham

(herein "Borrower"), and the Mortgagee,

FIDELITY FEDERAL SAYINGS AND LOAN ASSOCIATION

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-eight .Thousand Four .Hundred .Fifty .and no/100--- Dollars, which indebtedness is evidenced by Borrower's note dated ... February .2, .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 ... March 1... 2009 proughton prive n. 07-03 E. 37.3 feet to an iron pin; thence along the Broughton Drive, S. 68-20 E. 60.5 feet to an iron pin; thence along the line of lot no. 12, S. 32-49 W. 183 feet to an iron pin; thence along the line of lot no. 14, N. 5-29 W. 174.3 feet to an iron pin on the southern side of Broughton Drive, the point of beginning.

The above property is the same property conveyed to M. Douglas Durham and Janet B. Durham by deed of Gary B. Peek and Barbara J. Peek of even date to be recorded herewith.

In addition to and together with the monthly payments of principal and interest under the terms of the Note secured hereby, the mortgagors promise to pay to the mortgage 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 there after will be .01% of the original principal balance of this loan. The mortgage may advance this premium and collect it as part of the debt secured by the mortgage if the mortgagors fail to pay it.

which has the address of 121 Broughton Drive, Greenville

(street)

S. C. 29609 (herein "Property Address") profiled by the street of the stre

To Have and to Hold unto Lender and Lender's successors and assigns, for the sogether with all the improves ments now or hereafter erected on the property, and all easements, rights, appurtent to active the property 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, casements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

SOUTH CAROLINA-1 to 4 family-6/75-famaleranc unitions instrument

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