

RECORDED  
JUL 12 1973  
R.M.C.

FILED  
GREENVILLE CO. S. C.  
MORTGAGE

BOOK 1284 PAGE 269

THIS MORTGAGE is made this 30th day of July, 1973,  
between the Mortgagor, Michael L. Fass and Diane Fass

(herein "Borrower"),  
and the Mortgagee, Security Federal Savings & Loan Association, a corporation  
organized and existing under the laws of South Carolina, whose address  
is East Camperdown Way, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-three Thousand Six  
Hundred and No/100 (\$43,600.00) Dollars, which indebtedness is evidenced by Borrower's note of  
even date herewith (herein "Note"), providing for monthly installments of principal and interest,  
with the balance of the indebtedness, if not sooner paid, due and payable on July 10, 2003

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: lying, being and situate at the northeastern intersection of  
Red Fox Court and Red Fox Trail, near the City of Greenville, being shown  
and designated as Lot 13 on plat entitled "Final Plat Revised Map II,  
Foxcroft, Section II" prepared by C. O. Riddle, Surveyor, dated July 15,  
1971, recorded in the RMC Office for Greenville County in Plat Book 4N  
at page 37 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Red Fox Trail, joint front  
corner of Lots 13 and 14 as shown on the aforesaid plat and running thence  
along and with the joint property line of said two Lots, N. 74-15 E. 152.2  
feet to an iron pin; thence S. 16-22 E. 135.4 feet to an iron pin at the  
joint rear corner of Lots 12 and 13 as shown on the aforesaid plat; thence  
running along and with the joint property line of said last two mentioned  
Lots, S. 76-14 W. 159.1 feet to an iron pin on the eastern side of Red  
Fox Trail, N. 12-57 W. 65 feet to an iron pin; thence continuing along and  
with the eastern side of Red Fox Trail N. 13-55 W. 65 feet to the beginning  
point.

This being the identical property conveyed to the Mortgagor herein by  
Deed of M. G. Proffitt, Inc. to be recorded forthwith in the said RMC  
Office.

For a more complete description, see the aforesaid plat.

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, appur-  
tenances, 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 Mort-  
gage; and all of the foregoing, together with said property (or the leasehold estate in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title  
insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness  
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future  
Advances secured by this Mortgage.

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