

LEATHERBERRY GREENVILLE, S.C. & MAIN

SEP 22 12 16 PM '78

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1445 PAGE 45

THIS MORTGAGE is made this 20 day of September, 1978, between the Mortgagor, TOY L. BELCHER AND ALWINE K. BELCHER (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").

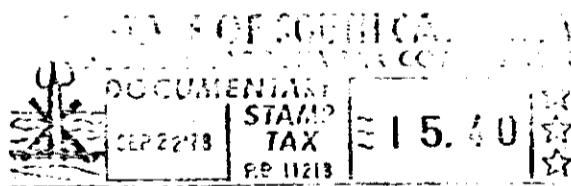
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Eight Thousand Five Hundred and 00/100 (\$38,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 20, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1998;

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:

ALL that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 3 of Ferguson Estates, and having, according to a plat entitled "Ferguson Estates" dated August, 1976, and recorded in the R.M.C. Office for Greenville County in Plat Book 5P at Page 42, the following metes and bounds, to-wit:

BEGINNING at a point in the center of South Carolina Highway No. 84 at the joint front corner of Lots 2 and 3, and running thence with the line of Lot 2, S. 65-56 W. 498.9 feet to an iron pin; thence with the line of property now or formerly of James Estate, S. 12-18 W. 249 feet to an iron pin in the joint rear corner of Lots 3 and 4; thence with the line of Lot 4, N. 72-17 E. 719.11 feet to a point in the center of South Carolina Highway No. 84; thence with the center of South Carolina Highway No. 84, N. 20-15 W. 52 feet to a point; thence continuing with the center of South Carolina Highway No. 84, N. 41-25 W. 240 feet to an iron pin, the point of beginning.

BEING the same property conveyed to the Mortgagors herein by deed of T. C. Ferguson and Lila Mae Ferguson, said deed being dated February 17, 1977, and recorded in the R.M.C. Office for Greenville County in Deed Book 1051 at Page 549.



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which has the address of Standing Springs Road, Simpsonville, S. C.
[Street] [City]
..... (herein "Property Address");
[State and Zip Code]

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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