

FILED  
GREENVILLE, S.C.

# MORTGAGE

THIS MORTGAGE is made this . . . 5th . . . day of . . . October . . . ,  
 1978 . . . between the Mortgagor, . . . George W. McLure, III . . .  
 . . . (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 . . . Fifty Thousand Eight Hundred  
 . . . and No/100 (\$50,800.00) . . . Dollars, which indebtedness is evidenced by Borrower's note  
 dated . . . October 5, 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 . . . November 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: in the City of Mauldin, being known and designated as Lot No.  
 162 on plat of Forrester Woods, Section 4, recorded in the R.M.C. Office for  
 Greenville County, South Carolina, in Plat Book 4-R at page 68, and having the  
 following metes and bounds, to-wit:

BEGINNING at a point on Hamby Road at the joint front corner of Lots Nos. 162  
 and 163 and running thence with the common line of said lots, S. 37-14 W., 170.2  
 feet to a point at the joint rear corner of Lots Nos. 162 and 163; thence turning  
 and running N. 51-45 W., 50 feet to a point; thence turning and running S. 47-03 W.,  
 60 feet to a point at the joint rear corner of Lots Nos. 161 and 162; thence turning  
 and running with the common line of said lots, N. 44-25 E., 158.9 feet to a point  
 on Hamby Road at the joint front corner of Lots Nos. 161 and 162; thence turning  
 and running with the line of said Hamby Road, S. 56-23 E., 90 feet to the point of  
 beginning.

This is the same property conveyed to the mortgagor herein by deed of Danco,  
 Inc. dated October 5, 1978, and recorded herewith.

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.

which has the address of . . . Route 10, Hamby Drive, . . . Greenville . . .  
 . . . S. C. 29607 . . . (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 improve-  
 ments 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.

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