

MORTGAGE

FILED
GREENVILLE CO. S. C.

THIS MORTGAGE is made, this 19th day of October, 1978 between the Mortgagor, Betty C. King

(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 Fifteen Thousand and No/100--- Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 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, 2003.

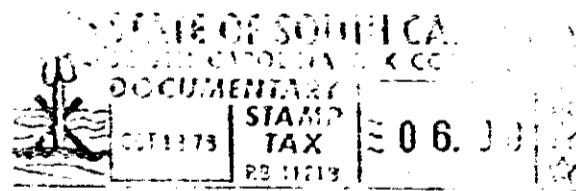
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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:

ALL that certain piece, parcel or lot of land, with improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, situate, lying and being at the northwestern corner of the intersection of Flamingo Drive and Waddell Road in Chick Springs Township, being shown as Lot No. 45 on a plat of Wade Hampton Gardens, near Greenville, South Carolina dated March, 1961 and recorded in the R.M.C. Office for Greenville County in Plat Book MM at Page 199 and described as follows:

BEGINNING at an iron pin on the western side of Waddell Road, at the joint front corner of Lots NOs. 44 and 45 and running thence with the line of Lot No. 44, N. 73-32 W., 191.4 feet to an iron pin in the line of Lot 27; thence with the line of Lot No. 27, S. 18-57 W., 75 feet to an iron pin on the northern side of Flamingo Drive; thence with the northern side of Flamingo Drive, S. 48-24 E., 129.7 feet to an iron pin; thence continuing S. 44-13 E., 39.1 feet to an iron pin; thence with the curve of the intersection of Flamingo Drive and Waddell Road, the chord of which is N. 72-40 E., 45.2 feet; thence with the western side of Waddell Road, N. 9-39 E., 79.9 feet to an iron pin; thence continuing N. 13-56 E., 54.7 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein and Thomas C. King by deed of T. C. Threatt and Edward Hembree recorded in the R.M.C. Office for Greenville County in Deed Book 679 at Page 131 on the 1st day of August, 1961. Subsequently the said Thomas C. King conveyed his one-half interest in the subject property to the Mortgagor herein by deed recorded in the R.M.C. Office for Greenville County on the 19 day of October, 1978 in Deed Book 1090 at Page 247.

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which has the address of #2 Flamingo Drive, Greenville, South Carolina 29609 (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 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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