

MORTGAGE

THIS MORTGAGE is made this 28th day of March 1979, between the Mortgagor, John B. Page and Virginia K. Page (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").

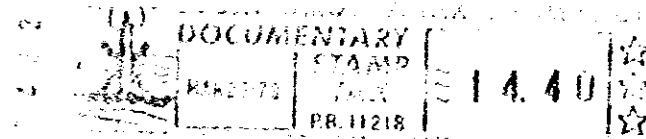
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Six Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 28, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1999;

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 piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the northeastern side of Pinehurst Drive, in Greenville County, South Carolina, in the Town of Mauldin, being shown and designated as Lot No. 23 on a plat entitled, CEDAR TERRACE made by G. A. Wolfe, Surveyor, dated October 26, 1965, recorded in the RMC Office for Greenville County, S.C., in Plat Book BBB at page 137, and having, according to a more recent plat thereof entitled, Property of John B. Page and Virginia K. Page made by Freeland & Associates, dated March 23, 1979, recorded in the RMC Office for Greenville County, S. C., in Plat Book 7-D at page 3, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Pinehurst Drive with the joint corner of Lots Nos. 22 and 23; and running thence along the northeastern side of Pinehurst Drive, N. 47-37 W., 175.0 feet to an iron pin; thence N. 41-51 E., 189.6 feet to an iron pin at the joint corner of Lots Nos. 20 and 23; thence along the common line of Lots Nos. 20 and 23, S. 45-14 E., 75.0 feet to an iron pin; thence S. 13-44 W., 212.5 feet to an iron pin on the northeastern side of Pinehurst Drive, the point of BEGINNING.

The above described property is the same conveyed to the mortgagors herein by deed of Reginald S. and Shirley N. Emory, to be recorded herewith.



GCTO -----3 MR29 79

which has the address of 316 Pinehurst Drive, Mauldin, South Carolina 29662 (Street) (City) (herein "Property Address"); (State and Zip Code)

315 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".

34 SOE I 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 stated in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

0138

4328 RV-2