

FILED
GREENVILLE CO. S. C.

VOL 1404 PAGE 611

APR 27 4 13 PM '79
DONNIE S. TANNERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 27th day of April 1979, between the Mortgagor, FRANK E. BOLTON (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 Two Thousand Five Hundred and No/100 (\$32,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 27, 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 May 1, 2009;

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 the buildings and improvements thereon lying and being on the easterly side of Bent Creek Drive, in the City of Greer, South Carolina, and being designated as Lot No. 52 on the plat of "King Acres" as recorded in the RMC Office for Greenville County, S. C., in Plat Book YY, Page 153, and having according to a more recent survey made by Charles F. Webb, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Bent Creek Drive, joint front corner of Lots 51 and 52, which pin is located in a northerly direction 100 feet from the intersection of Bent Creek Drive and Bowers Circle, and running thence along the easterly side of Bent Creek Drive N. 22-33 E. 10 feet to an iron pin; thence continuing with said Drive N. 13-27 E. 84.1 feet to an iron pin, joint front corner of Lots 52 and 53; thence along the common line of said lots S. 85-23 E. 289.6 feet to an iron pin; thence S.36-33 E. 29.2 feet to an iron pin, joint corner of Lots 50 and 52; thence along the common line of said lots S. 59-38 W. 211.4 feet to an iron pin, joint rear corner of Lots 51 and 52; thence along the common line of said lots N. 67-27 W. 160 feet to an iron pin, the point of BEGINNING.

This is the same property conveyed to the mortgagor herein by deed of Hendrix A. and Brenda Foster of even date herewith to be recorded.

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.

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which has the address of 107 Bent Creek Drive, Lot 52, King Acres, Greer, South Carolina, (Street) (City) 29651 (State and Zip Code) (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 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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