

FILED
GREENVILLE CO. S. C.

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DOONIE S. TANNERSLEY
R.M.C.

MORTGAGE

Vol 14/4 No 810

THIS MORTGAGE is made this 26 day of July 1979, between the Mortgagor, CHARLES E. CALER & JEANETTE H. CALER (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").

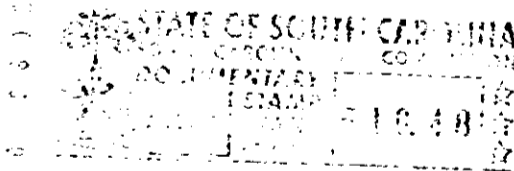
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY SIX THOUSAND ONE HUNDRED THIRTY FOUR & 27/100 (\$26,134.27) Dollars, which indebtedness is evidenced by Borrower's note dated July 26, 1979 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2005

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 all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 26 of a subdivision known as Woodruff Road Heights according to a plat thereof prepared by Jones Engineering Services dated April 1971 and recorded in the RMC Office for Greenville County in Plat Book 46 at page 159, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Lori Drive at the joint front corner of Lots 25 and 26, and running thence along the joint line of said lots S. 60-41 E. 300 feet to an iron pin at the joint rear corner of said lots; thence S. 29-19 W. 220 feet to an iron pin at the joint rear corner of Lots Nos. 26 and 27; thence along the joint line of said lots N. 60-41 W. 300 feet to an iron pin at the joint front corner of said lots on the southeastern side of Lori Drive; thence along the southeastern side of Lori Drive N. 29-19 E. 220 feet to the beginning corner.

This is the same property conveyed to mortgagors by Philip Lee Ghent & Candy C. Ghent by deed dated July 26, 1979 to be recorded herewith.



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which has the address of Route # 5 LORI DRIVE, Simpsonville, S. C. 29681 (herein "Property Address"); (Street) (City) (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 noted in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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