

Mortgagee's Address:  
P. O. Box 1268  
Greenville, S. C. 29602

# MORTGAGE

RECORDED  
MAR 11 1980  
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GREENVILLE CO. S. C.  
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THIS MORTGAGE is made this 4th day of March 1980, between the Mortgagor, Kenneth E. Ford and Kay M. Ford

(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 Forty-Eight Thousand One Hundred Fifty & no/100 (\$48,150.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 4, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2010

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 situate, lying and being on the northern side of Brushy Creek Ridge, near the City of Greenville in the County of Greenville, in the State of South Carolina and known and designated as Lot No. 9 of a subdivision known as Brushy Creek Ridge, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book 7C at Page 25 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Brushy Creek Ridge at the joint front corner of Lots No. 9 and 10 and running thence with the joint line of said lots N. 7-22 E. 190 feet to an iron pin; running thence S. 84-44 E. 72.15 feet to an iron pin; running thence S. 83-40 E. 26 feet to an iron pin at the joint corner of Lots Nos. 9 and 8; running thence with the joint line of said lots S. 5-58 W. 194.6 feet to an iron pin on the north side of Brushy Creek Ridge; running thence with the northern side of said street N. 84-04 W. 52 feet; thence continuing with said street N. 79-31 W. 50.9 feet to an iron pin, point of beginning.

DERIVATION: Deed of Larry Crain, Dwight Neese and Clifton Rickard, d/b/a Southern Heritage Investment Co. recorded March 5, 1980 in Deed Book 1121 at Page 646.

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 28 Brushy Creek Ridge, Taylors, S. C. 29687 (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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