

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

112161

MAR 12 11:41 AM '80
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1504 PAGE 40
BOOK 84 PAGE 939

THIS MORTGAGE is made this 27th day of May 1980, between the Mortgagor, Leonard H. Barto and Robin N. Barto (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 Fifty Thousand Three Hundred Fifty and No/100 (\$50,350.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 27, 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 June 1, 2010. Insurance until the principal balance reaches 80% of the original sales price or appraisal, whichever is less. The estimated monthly premium is to commence with the 109th installment and the amount of the estimated monthly premium will be .01% of the principal balance after the 120th monthly installment. 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.

1215

James H. Moore & Son
MAR 12 1980

27911

PAID AND SATISFIED IN FULL
THIS 6th DAY OF Mar 84

AMERICAN FEDERAL BANK, F.S.B.
FORMERLY AMERICAN FEDERAL
SAVINGS AND LOAN ASSOCIATION
BY *[Signature]*
DONNIE S. TANKERSLEY
R.M.C.

RECORDED
MAR 12 1980

FILED
GREENVILLE CO. S.C.
MAR 12 2 56 PM '80
DONNIE S. TANKERSLEY
R.M.C.

Formerly Fidelity Federal
Savings and Loan Association

which has the address of 203 Manassas Drive, Simpsonville, S. C. 29681 (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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