

## MORTGAGE

THIS MORTGAGE is made this 22 day of May, 1975,  
 between the Mortgagor, W. Brooks Fortune and Joan H. Fortune  
 (herein "Borrower"),  
 and the Mortgagee, Security Federal Savings and Loan Association, a corporation  
 organized and existing under the laws of the United States of America, whose address  
 is East Camperdown Way, Greenville, South Carolina (herein "Lender").

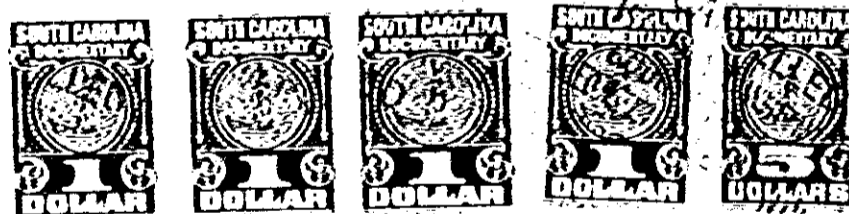
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-two Thousand  
 Five Hundred and No/100ths--Dollars, which indebtedness is evidenced by Borrower's note of  
 even date herewith (herein "Note"), providing for monthly installments of principal and interest,  
 with the balance of the indebtedness, if not sooner paid, due and payable on May 10, 2000

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 near the City of Greenville, in the County of Greenville, State of  
 South Carolina, being known and designated as Lot 46 on a plat of Morningside recorded  
 in the RMC Office for Greenville County, South Carolina in Plat Book FF, Pages 83,  
 84 and 85 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Clearview Avenue (now Collingwood Drive) at the joint  
 front corner of Lots 45 and 46 and running thence with the common line of said lots,  
 N. 35-45 E. 201.9 feet to a point; thence S. 54-15 E. 174 feet to a point on the  
 northwestern side of Estanolle Street; thence along the northwestern side of said  
 street, S. 47-49 W. 127.4 feet to a point and S. 63-33 E. to a point at the inter-  
 section of the northwestern side of said Estanolle Street and the northeastern side  
 of Clearview Avenue (now Collingwood Drive); thence with the curve of said inter-  
 section the chords of which are S. 79-03 W. 30.7 feet and N. 57-01 W. 33.9 feet  
 to a point on the northeastern side of Clearview Avenue (now Collingwood Drive);  
 thence along the northeastern side of said Clearview Avenue (now Collingwood Drive)  
 N. 23-51 W. 55.1 feet to the point of beginning.

The property hereinabove described is also shown on a more recent plat thereof by  
 W. R. Williams, Jr., Engr./Surveyor, dated May 15, 1975 entitled Property of Joy F.  
 Wagner (Marcelle F. Coker).



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, appur-  
 tenances, 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 Mort-  
 gage; and all of the foregoing, together with said property (or the leasehold estate in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title  
 insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness  
 evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future  
 Advances secured by this Mortgage.

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