

MORTGAGE

THIS MORTGAGE is made this 19th day of November 1975, between the Mortgagor, Larry C. Langley and Deborah C. Langley (herein "Borrower"), and the Mortgagee, Fidelity Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 101 East Washington Street, Greenville, S.C. 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand Four Hundred and 00/100 (\$30,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 19, 1975 (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, 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 piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, on the southeastern edge of White Oak Drive and being known and designated as Lot 88 on a plat of property of Pine Brook Forest Subdivision, Section 1, recorded in the R.M.C Office for Greenville County, South Carolina, in Plat Book 4X at pages 48 and 49 and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the southeastern edge of White Oak Drive at the joint front corner of lots 88 and 89 and running thence along a line of lot 89 S. 16-35 E. 150.0 feet to a point; thence along a line of lot 81 N. 73-25 E. 125.0 feet to a point; thence along a line of lot 87 N. 16-35 W. 150.0 feet to a point on the southeastern edge of White Oak Drive; thence along the southeastern edge of White Oak Drive S. 73-25 W. 125.0 feet to the beginning corner.



which has the address of Route 4, Brook Drive Greenville, S.C. 29605 (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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