

GREENVILLE CO. S. C.  
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# MORTGAGE

THIS MORTGAGE is made this 22nd day of August 1978, between the Mortgagor, Robert Scott DeLoach (herein "Borrower"), and the Mortgagee, Fidelity Federal Savings and Loan Association, Greenville, a corporation organized and existing under the laws of the State of South Carolina, whose address is 101 E. Washington Street, Greenville, S. C. (herein "Lender").

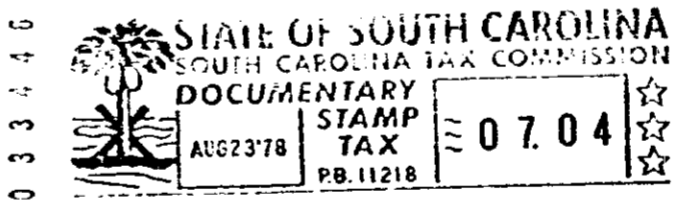
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen thousand six hundred (\$17,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 22, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2003;

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, situate, lying and being in the City and County of Greenville, South Carolina, being shown and designated as Lot 58, Block D, of a subdivision known as AUGUSTA COURT, on a Plat recorded in the RMC Office for Greenville County in Plat Book F, at Page 124, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Augusta Court at the joint corner of Lots 57 and 58 and running thence with the common line of said Lots, S 39-22 E, 164.8 feet to an iron pin, corner of Lot 68; thence with the line of Lot 68, S 51-20 W, 59.83 feet to an iron pin in line of Lot 59; thence with the line of Lot 59, N 39-21 W, 169.2 feet to an iron pin on Augusta Court; thence with Augusta Court, N 55-30 E, 60 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed dated August 22, 1978, from Lillie S. Shannon, to be recorded simultaneously herewith.



which has the address of 113 Augusta Court 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 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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