

FIDELITY FEDERAL SAVINGS & LOAN
POST OFFICE BOX 1268
GREENVILLE, S.C. 29602

1442 457

223 2 55 PM
MORTGAGE

THIS MORTGAGE is made this 25th day of August, 1978, between the Mortgagor, Vernon B. Atkins, Jr. and Janice E. Atkins (herein "Borrower"), and the Mortgagee, Fidelity Federal Savings and Loan Association, Greenville, S.C., 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 one thousand three hundred & 00/100 (\$41,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 25, 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, 2008.

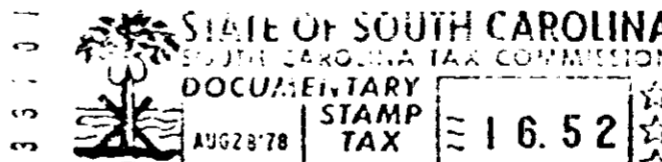
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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: on the northern edge of Brook Bend Road and being known and designated as Lot No. 106 on a Plat of Section I, HOLLY SPRINGS SUBDIVISION, prepared by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County, S.C., in Plat Book 4-N at Page 5 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern edge of Brook Bend Road, joint front corner of Lots 105 and 106 and running thence with the joint line of said lots, N. 04-13 E., 150 feet to an iron pin; thence N. 84-13 W., 80 feet to an iron pin at the joint rear corner of Lots 106 & 107; thence with the joint line of said Lots, S. 08-00 W., 152.2 feet to an iron pin on the northern edge of Brook Bend Road; thence running along the edge of said Road, S. 85-07 E., 26.9 feet to an iron pin; thence continuing with the edge of said Road, S. 85-47 E., 63.1 feet to an iron pin, the point of beginning.

This being the same property conveyed to mortgagor by deed of Holland J. & Nancy E. Lawson, dated Aug. 25, 1978, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1086 at Page 267.

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 the 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.

COPIES --- 1 AUG 28 78 1282



which has the address of [Street] [City] (herein "Property Address"); [State and Zip Code]

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.

3.5001

0487

4328 RV-2