

FILED GREENVILLE CO. S. C.

MORTGAGE

SEP 23 3 01 PM '78

THIS MORTGAGE is made this 29th day of September 1978, between the Mortgagor, CLAUDE R. CANUP, JR. (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-eight Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 29, 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 October 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:

All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as Lot No. 5 of a subdivision known as Isbell Heights as shown on a plat thereof prepared by Piedmont Engineers & Architects, dated August 21, 1963, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book XX at page 167 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Isbell Lane, joint front corner of Lots Nos. 4 and 5 and running thence along the joint line of said lots N. 79-06 E. 180 feet to an iron pin; thence S. 10-54 E. 150 feet to an iron pin on the Northern side of Isbell Court; thence along the Northern side of Isbell Court S. 79-06 W. 155 feet to an iron pin at an intersection, which intersection is curved, the chord of which is N. 55-54 W. 35.2 feet to an iron pin on the Eastern side of Isbell Lane; thence along the Eastern side of Isbell Lane N. 10-54 W. 125 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of P. Cabell Gregory, III, dated September 29, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1082 at page 816, on September 29, 1978.

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 this 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.

which has the address of 23 Isbell Lane, Greenville, South Carolina 29607 (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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