

GREENVILLE CO. S.C.

MORTGAGE

THIS MORTGAGE is made this 5th day of October, 1978, between the Mortgagor, Brian T. Lawrence (herein "Borrower"), and the Mortgagee, Fidelity Federal Savings & Loan Association, Greenville, a corporation organized and existing under the laws of South Carolina, whose address is 101 East Washington Street, Greenville, South Carolina (herein "Lender").

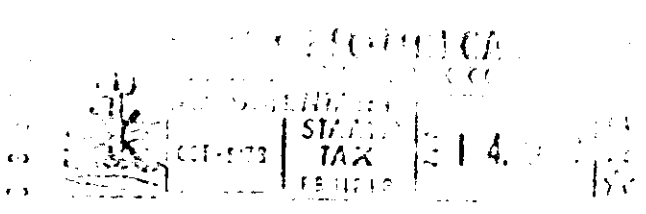
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-five Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 5, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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 certain piece, parcel or lot of land, with improvements thereon or hereafter to be constructed thereon, situate, lying and being at the southwestern corner of the intersection of Fernande Drive and Bethel Drive in the Town of Mauldin, County of Greenville, State of South Carolina and known and designated as Lot No. 28 of a subdivision known as Verdin Estates, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 6-H at Page 48 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Fernande Drive at the joint front corner of Lots Nos. 27 and 28 and running thence with the joint line of said lots N. 60-30 W., 152.5 feet to an iron pin; running thence N. 30-52 E., 156 feet to an iron pin on the southern side of Bethel Drive; running thence along Bethel Drive S. 60-18 E., 126.9 feet to a point; thence S. 19-08 E., 32.7 feet to a point on Fernande Drive; running thence along Fernande Drive S. 30-03 W., 151.4 feet to the point and place of the beginning.

This is the same property conveyed to the Mortgagor herein by deed of Juster Enterprises, Inc. recorded in the R.M.C. Office for Greenville County in Deed Book 1089 at Page 317 on the 5th day of October, 1978.



3-50
GCTO 3 OCT 5 1978 663

which has the address of Fernande Drive, Mauldin, S.C. (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.

4328 RV-2