

GREENVILLE CO. MORTGAGE

BOOK 1448 PAGE 776

THIS MORTGAGE is made this 10th day of October 1978, between the Mortgagor, Lee B. Cook and Bonnie W. Cook (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 Thirty-Two Thousand One Hundred and NO/100ths (\$32,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 10, 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;

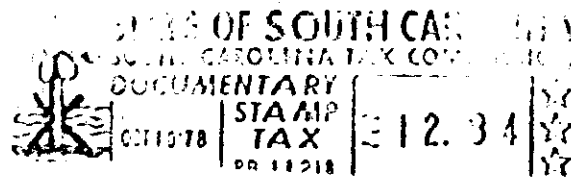
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, known and designated as Lot No. 13 on plat of Greenfields Subdivision recorded in Plat Book XX, Page 103 of the RMC Office for Greenville County, S. C., and having, according to said plat, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the west side of Greenfield Court, the joint front corner of Lots Nos. 13 and 14; thence with the joint line of said lots S. 72-01 W. 170.9 feet to an iron pin the rear corner of Lot No. 4; thence with the rear line of said Lot, S. 17-50 E. 105 feet to an iron pin corner of Lot No. 12; thence with the line of said lot N. 71-13 E. 88.3 feet to an iron pin on the west side of the turn-around of Greenfield Court; thence with the curve of said Street, the chord of which is N. 6-30 E. 35 feet to a point; thence N. 33-38 E. 60 feet to a point; thence continuing N. 13-45 E. 40 feet to the beginning corner.

This property conveyed subject to all restrictions, right-of-ways, easements and zoning ordinances of record or on the ground affecting said property.

This being the same property conveyed unto Lee B. Cook and Bonnie W. Cook by deed of Michael S. Martin and Patricia T. Martin dated and recorded concurrently herewith.

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 8 Greenfield Court, Greenville, 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 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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