

FILED GREENVILLE CO. S. C.

MORTGAGE

OCT 13 10 17 AM '78

CONNIE S. TANKERSLEY

THIS MORTGAGE is made this 9th day of October 1978, between the Mortgagor, NELSON & PUTMAN BUILDERS, A PARTNERSHIP (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").

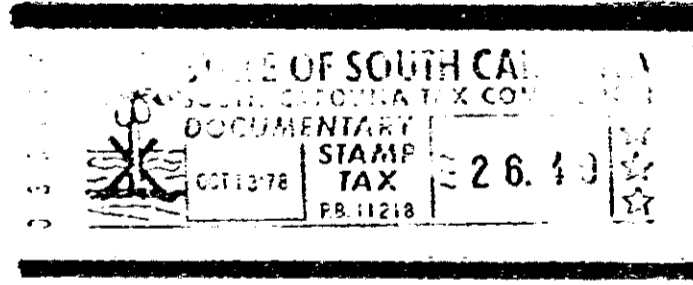
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty six thousand & 00/100- Dollars, which indebtedness is evidenced by Borrower's note dated October 9, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 Austin Township, Greenville County, South Carolina, being shown and designated as Lot No. 69 on a Plat of HOLLY TREE PLANTATION, PHASE NO. II, Section 2, Made by Piedmont Engineers and Architects, Surveyors, dated April 25, 1974, recorded in the RMC Office for Greenville County, S.C. in Plat Book 5-D, Page 48, and having, according to said plat the following metes and bounds description;

BEGINNING at an iron pin on the southern side of Holly Tree Lane, joint front corner of Lots 68 and 69; running thence with line of said lots, S. 21-52 E., 272.5 feet to an iron pin, joint rear of said lots; thence with rear of Lot 69, S. 47-57 W., 130 feet to an iron pin; thence with joint line of Lots 69 and 16, N. 21-30 W., 115 feet and with the joint line of Lots 69 and 70, N. 21-30 W., 200 feet to an iron pin; thence with southern side of Holly Tree Lane, N. 66-58 E., 120 feet, the point and place of beginning.

This being the same property conveyed to mortgagor by deed of Holly Tree Plantation, a Limited Partnership, dated October 9, 1978, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1097 Page 823.



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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.

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