

MORTGAGE

THIS MORTGAGE is made this 27th day of October 19 78, between the Mortgagor, Alan M. Peabody and Louise S. Peabody (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").

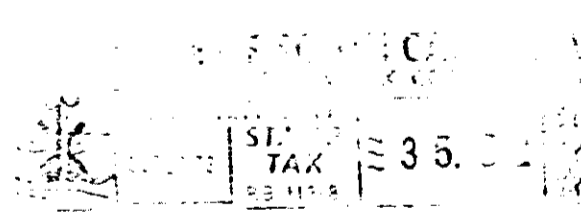
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-Eight Thousand Eight Hundred and 00/100 (\$88,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 27, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance 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, situate, lying and being at the northeastern corner of the intersection of Huntington Road and Wellesley Way near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 41 as shown on a plat of Huntington Subdivision prepared by Piedmont Engineers and Architects, having, according to a plat entitled "Property of Watt McCain, Jr., and Wendy B. McCain", prepared by Piedmont Engineers and Architects, dated February 7, 1967, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book QQQ at Page 54, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Huntington Road, at the joint front corner of Lot Nos. 40 and 41 and running thence with the line of Lot No. 40 S. 72-19 E. 107.6 feet to an iron pin; thence with the line of Lot No. 42 S. 23-00 E., 345 feet to an iron pin on the northern side of Wellesley Way; thence with the northern side of Wellesley Way, S. 76-33 W. 225 feet to an iron pin; thence with the curve of the intersection of Wellesley Way and Huntington Road, the chord of which is N. 63-00 W., 38 feet to an iron pin; thence with the eastern side of Huntington Road, N. 22-33 W., 197.55 feet to an iron pin; thence continuing with the eastern side of Huntington Road, N. 1-30 W., 87.20 feet to an iron pin; thence still continuing with the eastern side of Huntington Road, N. 26-31 E., 47.45 feet to an iron pin; thence still continuing with the eastern side of Huntington Road, N. 44-35 E., 102.80 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of J. Keith Crisco and Jane S. Crisco by deed of even date herewith.



which has the address of Route 2, Huntington Road 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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