

FILED
GREENVILLE CO. S. C.

MORTGAGE

THIS MORTGAGE is made this 22 day of September 1978, between the Mortgagor, KEREN M. GILMER

(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 Twenty Five Thousand Four Hundred and 00/100 (\$25,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 22, 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 certain piece, parcel or lot of land with buildings and improvements thereon, lying and being on the Northerly side of Forestdale Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, and being designated as Lot No. 23 on a plat of Forestdale Heights, as recorded in the R.M.C. Office for Greenville County in Plat Book KK at Page 199, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northerly side of Forestdale Drive, at the joint front corner of Lots 22 and 23, and running thence with the common line of said lots, N. 4-31 E. 200 feet to an iron pin; thence S. 85-29 E. 70 feet to an iron pin at the joint rear corner of Lots 23 and 24; thence along the common line of said lots, S. 4-31 W. 200 feet to an iron pin on the Northerly side of Forestdale Drive; thence along the Northerly side of said Drive, N. 85-29 W. 70 feet to the point of beginning.

BEING the same property conveyed to the Mortgagor herein by deed of Meredith W. Appleton and Faye K. Appleton, said deed being dated of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1088 at Page 439.

This is a correction mortgage executed in order to correct the terms of the mortgage heretofore executed by the Mortgagor herein to the Mortgagee, said mortgage being recorded in the R.M.C. Office for Greenville County in Mortgage Book 1445 at Page 106.

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which has the address of 115 Forestdale Drive, Taylors, South Carolina
(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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