

FILED
GREENVILLE CO. S. C.

MORTGAGE

BOOK 1443 PAGE 782

SEP 31 9 02 AM '78

RONNIE S. TANKERLEY
REC'D

THIS MORTGAGE is made this 30th day of October 1978, between the Mortgagor, Timothy L. Brown and Sharon J. Brown (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-five thousand Six Hundred and No/100 (\$35,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 30, 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

JB TB

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 the buildings and improvements thereon, lying and being on the Northeasterly side of Meyers Drive, in the City of Greenville, South Carolina, and being designated as Lot No. 27, Plat No. 2 of Sunset Hills as recorded in the RMC Office for Greenville County in Plat Book P at Page, 19, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeasterly side of Meyers Drive, joint front corner of Lots 26 and 27, and running thence along the common line of said Lots N. 48-50 E. 175.7 feet to an iron pin on the Southwesterly side of a five foot easement for utilities; thence along said easement S. 41-10 E. 70 feet to an iron pin, joint rear corner of Lots 27 and 28; thence along the common line of said Lots S. 48-50 W. 175.7 feet to an iron pin on the Northeasterly side of Meyers Drive; thence along said Drive N. 41-10 W. 70 feet to the beginning.

This being the same property conveyed to the Mortgagors herein by deed of Ronald Wilton Meetze, of even date, to be recorded 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."

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
\$ 14.25
SEP 28 1978

which has the address of 105 Meyers Drive, Greenville, South Carolina 29605 (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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