

P.O. Box 1268, Greenville, S. C. 29602
GREENVILLE CO. S.C.

NOV 3 3 32 PM '78

DONNIE S. TANKERSLEY
R.H.S.

BOOK 1440 PAGE 245

MORTGAGE

THIS MORTGAGE is made this 27th day of October 1978, between the Mortgagor, Amelia Melton Cothran (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").

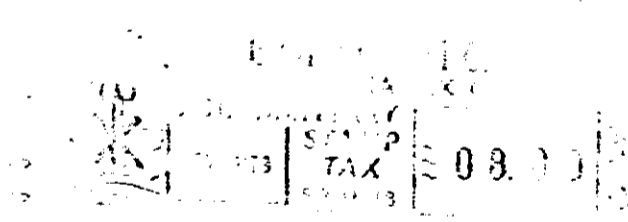
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 27, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1998;

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 _____, State of South Carolina:

All that piece, parcel or tract of land lying in the State of South Carolina, County of Greenville, shown as 3.30 acres on plat of Property of Mrs. Amelia Melton Cothran, recorded in Plat Book 6-10 at page 94 and having, according to said plat, the following courses and distances:

Beginning at an iron pin on Woodville Road, joint front corner of the within property and other property of the mortgagor, and running thence S. 26-37 E. 436.1 feet to an iron pin; thence along a new line; S. 63-30 W. 370 feet to an iron pin; thence along the joint line of the within property and property now or formerly of Kay, N. 16-00 W. 443.7 feet to an iron pin on Woodville Road; thence along said road, N. 63-30 E. 288.2 feet to an iron pin, the point of beginning.

Being a portion of the property conveyed by C. G. Gunter, Inc. by deed recorded January 10, 1955 in Deed Book 515 at page 504.



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which has the address of Route 3, Box 400, Pelzer, 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 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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