

FILED
GREENVILLE CO. S. C.
Nov 6 2 55 PM '78
DORRIS S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1443 PAGE 393

THIS MORTGAGE is made this 31st day of October 1978, between the Mortgagor, Charles Raymond Puntch and Kathy Nixon Puntch (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 Four Thousand Eight Hundred Fifty and no/100ths (\$4,850.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 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

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 lying and being on the Westerly side of Meredith Lane in the City of Greenville, South Carolina being known and designated as Lot No. 60 on plat entitled "Final Plat Henderson Forest" (Formerly Terrydale Subdivision Plat 4N at page 17) recorded in the R. M. C. Office for Greenville, S. C. on Plat 4R at page 41 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly side of Meredith Lane said pin being the joint front corner of Lot Nos. 59 and 60 and running thence with the common line of said lots N 83-46 W 126.4 feet to an iron pin the joint rear corner of Lot Nos. 59 and 60; thence N 07-05 E 85 feet to an iron pin the joint rear corner of Lot Nos. 60 and 61; thence with the common line of said lots S 83-46 E 125.2 feet to an iron pin on the Westerly side of Meredith Lane; thence with the Westerly side of Meredith Lane S 06-14 W 85 feet to an iron pin the point of beginning.

The within conveyance is subject to such restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, as may affect the above described property.

This is the identical property conveyed to the grantors herein by deed of Henderson Forest Investors, a limited partnership recorded in the R. M. C. Office for Greenville County, S. C. on March 13, 1977 in Deed Book 1052 at page 571.

which has the address of Lot 60 Meredith Lane, Henderson Forest Greenville, S. C. (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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