

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1449 PAGE 401

MORTGAGE

THIS MORTGAGE is made this 6th day of November 1978, between the Mortgagor, ANNE J. NICKLES

(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 SEVENTY THOUSAND SIX HUNDRED FIFTY AND NO/100 (\$70,650.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 6, 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and being on the southern side of Plantation Drive and the northern side of Holly Tree Lane, in Austin Township, Greenville County, S.C., being shown and designated as Lot 30 on a plat of HOLLY TREE PLANTATION, PHASE II, Section 2, made by Piedmont Engineers & Architects, Surveyors, dated January 10, 1974, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book 5-D, at Pages 47 and 48, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin, joint front corner of Lots 29 and 30, running thence S. 0-26 E., 221.30-feet to an iron pin at joint rear of Lots 29 and 30; thence running with rear of Lot 30, N. 65-51 E., 193.55-feet to joint rear of Lots 31 and 30; thence N. 21-12 W., 166.90-feet to an iron pin on southern side of Plantation Drive; thence with Plantation Drive the following: S. 74-00 W., 40-feet; S. 84.0 W., 50-feet; N. 85-00 W., 30-feet, to the point of beginning.

This being the same property conveyed to Anne J. Nickles by deed recorded of even date herewith; and being conveyed to Anne J. Nickles by deed of Foothills Delta P., Inc. and being conveyed to Foothills Delta P. Inc. by deed of Holly Tree Plantation, A Limited Partnership, as recorded in the R.M.C. Office for Greenville County in Deed Book 1076, at Page 840 on April 10, 1978.

"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 the 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."

which has the address of 206 Plantation Drive Simpsonville, S.C. 29681 (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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