

FILED
GREENVILLE CO. S.C.
NOV 7 9 31 AM '78
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION
H.M.C.

MORTGAGE

THIS MORTGAGE is made this 3rd day of November 1978, between the Mortgagor, Paul Allan McDonald (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 Forty-one Thousand Three Hundred and No/100 (\$41,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 3, 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, 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 on the northwestern side of Augusta Court, in the City and County of Greenville, State of South Carolina, being shown and designated as Lot 9, Block A, on a plat of AUGUSTA COURT, made by R. E. Dalton, Engineer, April, 1923, recorded in the R. M. C. Office for Greenville County in Plat Book F, at Page 124, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Augusta Court, joint corner of Lots 9 and 10, which iron pin is S. 52-03 W., 430 feet from the northwestern intersection of Augusta Court and Augusta Road, and running thence along the northwestern side of Augusta Court, N. 52-03 E., 80 feet to an iron pin, joint corner of Lots 8 and 9; thence along the line of Lot 8, N. 37-57 W., 319.9 feet to an iron pin; thence S. 55-30 W., 80.04 feet to an iron pin, corner of Lot 13; thence along the lines of Lots 13, 12 and 10, S. 37-57 E., 323.7 feet to an iron pin at the point of beginning.

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.

This is the same property conveyed to the mortgagor herein by deed of Charles Kenneth Cofer recorded herewith.

which has the address of 18 Augusta Court 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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