

THIS MORTGAGE is made this 16th day of November 1978, between the Mortgagor, J. Doyle Lanius and Alta Ferne Lanius (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").

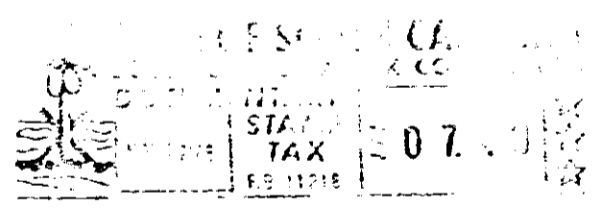
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 16, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 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 Greenville, State of South Carolina:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Mayflower Avenue, being shown and designated as Lot No. 21 on plat of Pecan Terrace Subdivision, dated March 27, 1953, prepared by Piedmont Engineering Service, recorded in the RMC Office for Greenville County, S. C., in Plat Book "GG", at Page 9, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Mayflower Avenue at the joint front corner of Lots Nos. 20 and 21 and running thence with Lot No. 20, N. 21-59 W. 99.4 feet to an iron pin at the joint rear corner of Lots Nos. 20, 21 and 22; thence with Lot No. 22, N. 67-59 E. 90 feet to an iron pin on White Horse Road; thence with said Road S. 19-36 E. 110 feet to an iron pin; thence S. 75-00 W. 86 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by the Mortgagee herein recorded in the RMC Office for Greenville County, South Carolina, simultaneously herewith.



which has the address of Lot 21, Mayflower Avenue, Pecan Terrace Subd., 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 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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