

MORTGAGE

THIS MORTGAGE is made this 20th day of December, 1978 between the Mortgagor, C. Michael Cornish and Anne W. Cornish (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").

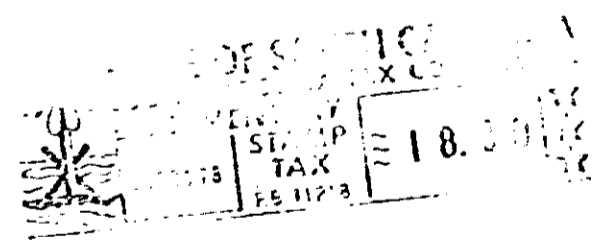
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-seven thousand and No/100ths (\$47,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 20, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1st, 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 aforesaid County and State, on the southern side of Seabury Drive, being shown and designated as Lot No. 122 on Plat of Merrifield Park, dated October 1967, prepared by C. O. Riddle, Surveyor, recorded in Plat Book 000, at Page 177, and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the southern side of Seabury Drive at the joint front corner of Lots 121 and 122 and running thence along the common line of said lots S. 1-40 W. 125 feet to an iron pin at the joint rear corner of said lots; thence S. 76-55 E. 127.5 feet to an iron pin at the joint rear corner of Lots 122 and 123; thence along the common line of said Lots N. 1-40 E. 150.4 feet to an iron pin at the joint front corner of said lots on the southern side of Seabury Drive; thence along said drive N. 88-20 W. 125 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Edward L. Chandler, III and Linda B. Chandler, recorded March 27, 1978, in Deed Book 1075 at Page 987.



which has the address of 46 Seabury Drive, Greenville, S.C. 29615 (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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