

GREENVILLE CO. S.C.
073 11 23 1978

MORTGAGE

THIS MORTGAGE is made this 29th day of December 1978, between the Mortgagor, Robert M. Powell and June S. Powell (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").

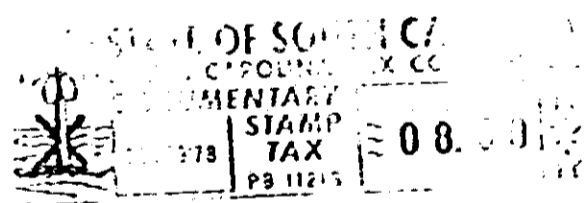
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Two Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 29, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1995.

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 piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being in Greenville County, South Carolina, on the southeastern edge of Parliment Road and being known and designated as Lot No. 23 on a plat of Section No. II of Merrifield Park recorded in the RMC Office for Greenville County, S. C. in Plat Book 50 and 51, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern edge of Parliment Road at the joint front corner of Lots 22 and 23; and running thence along a line of Lot 22, S. 43-44 E., 165.0 feet to a point; thence along a line of property of Fred H. Hudson, S. 46-16 W., 115.0 feet to a point; thence along a line of Lot 24, N. 43-44 W., 165 feet to a point on the southeastern edge of Parliment Road; thence along the southeastern edge of Parliment Road, N. 46-16 E., 115 feet to the BEGINNING corner.

The above property is the same conveyed to the mortgagors herein by deed of Merrill Lynch Relocation Management, Inc., to be recorded herewith.



which has the address of 222 Parliment Road, Greenville, South Carolina 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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