

FILED
GREENVILLE CO. S. C.
JAN 4 3 06 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 22nd day of December 1978, between the Mortgagor, John Rowe Wehlitz and Beth R. Wehlitz (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").

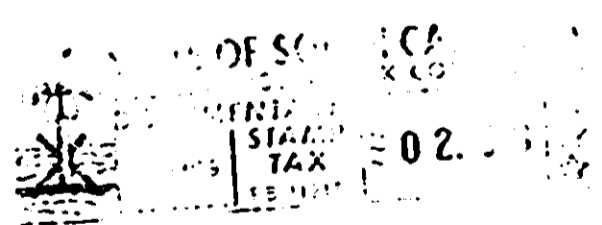
WHEREAS, Borrower is indebted to Lender in the principal sum of Five Thousand Nine Hundred and 00/100 (\$5,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 22, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1982

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 situate, lying and being in the County of Greenville, State of South Carolina, containing 0.97 acres, more or less, and being shown and designated as Lot 2 on plat of Lots 1 & 2, Section III Quail Ridge, prepared by C. O. Riddle, R.L.S., dated March, 1976, and recorded in the RMC Office for Greenville County, S.C. in Plat Book at Page on January 1, 1979, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Devenger Road at the joint front corner of Lots 2 and 3 and running thence with the line of Lot 3 S. 5-38 E. 204.2 feet to an iron pin at the joint rear corner of Lots 2, 3, and 7; thence with the line of Lot 7 N. 75-30 W. 280.44 feet to an iron pin at the joint rear corner of Lots 1, 2 and 7; thence with the line of Lot 1 N. 2-58 E. 134.3 feet to an iron pin on the southern side of Devenger Road at the joint front corner of Lots 1 and 2; thence with the southern side of Devenger Road the following courses and distances: S. 36-37 E. 145 feet to an iron pin; N. 85-34 E. 100 feet to the point of BEGINNING.

This is the same property conveyed to the mortgagors herein by deed of Quail Ridge Properties, A Joint Venture, dated December 22, 1978, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1094 at Page 794 on January 1, 1979.



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which has the address of Lot 2 Quail Ridge, Devenger Road, Greenville, S.C. (Street) (City) (State and Zip Code) (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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