

P.O. Box 1268  
Greenville, S.C. 29602  
GREENVILLE CO. S. C.

JAN 5 12 59 PM '79

**MORTGAGE**

BOOK 1454 PAGE 507

GONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 4th day of January 1979, between the Mortgagor, Hampton Associates, Lewis P. Stratton & David L. Forney (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").

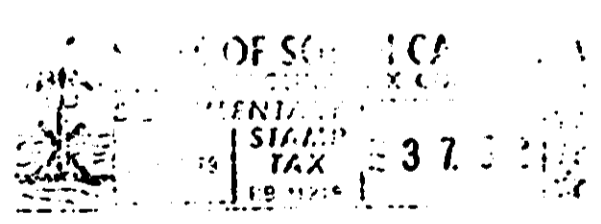
WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Three Thousand Seven Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 4, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1999.

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, situated on the northeastern side of Agnew Road, shown on a property survey for Hampton Associates, Lewis P. Stratton and David L. Forney prepared by Arbor Engineering, dated December 26, 1978, recorded in the R.M.C. Office for Greenville County in Plat Book 64 at Page 75, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeastern side of Agnew Road at a joint corner of property now or formerly owned by Cater; thence N 41-15 E, 100.0 feet to an iron pin; thence S 49-09 E, 309.35 feet to an iron pin; thence S 53-51 W, 102.47 feet to an iron pin located on the northeastern side of said right of way; thence along said right of way N 49-09 W, 287.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of Frank P. Mc Gowan, Jr., Master for Greenville County dated Jan. 5, 1979, and recorded on Jan. 5, 1979 in the Office of the R.M.C. for Greenville County, South Carolina in Deed Book 1094, at Page 846.



which has the address of 308 Agnew Road Greenville  
SC 29611  
(Street) (City)  
(herein "Property Address");  
(State and Zip Code)

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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