

FILED
GREENVILLE CO. S. C.

MORTGAGE

APR 25 4 31 PM '79
DORRIS S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 25th day of April, 1979, between the Mortgagor, Gerald W. King and Betty A. King (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").

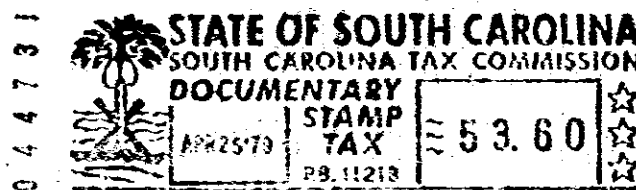
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thirty-Four Thousand (\$134,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 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 lot of land in Greenville County, South Carolina, known and designated as Lot number Two Hundred Two (202) as shown on a plat entitled Chanticleer, Section VI, made by Webb Surveying and Mapping Company, dated December, 1972, and recorded in the RMC Office for Greenville County in Plat Book 4X at page 59; and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the South side of Lowood Lane at the joint front corners of Lots 201 and 202, and running thence S. 2-00 W. 175.0 feet to an iron pin; thence S. 78-55 E. 145.0 feet to an iron pin; thence N. 79-41 E. 50.0 feet to an iron pin; thence N. 22-30 W. 216.0 feet to an iron pin on the right-of-way of Lowood Lane; thence continuing along the right-of-way of Lowood Lane S. 78-36 W. 53.0 feet to an iron pin; thence continuing along the right-of-way of Lowood Lane N. 83-51 W. 50.5 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mortgagors by Chanticleer Real Estate, Inc., by deed dated April 10, 1979, and recorded in the RMC Office for Greenville County of even date herewith, in Deed Book 1101 at page 215.



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which has the address of 202 Lowood Drive 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 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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