

FILED
GREENVILLE CO. S. C.
MAY 21 3 22 PM '79
DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

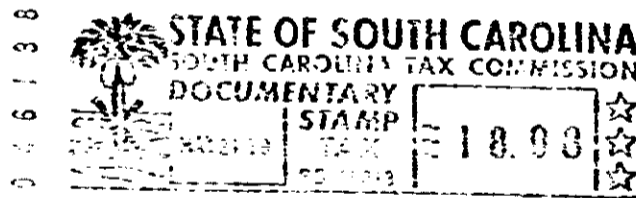
THIS MORTGAGE is made this 18th day of May 1979, between the Mortgagor, Better Homes of Greenville, Inc. (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty five thousand two hundred & 00/100 (\$45,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 18, 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, 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 County of Greenville, near the City of Greenville, State of South Carolina, in a subdivision known as COACH HILLS, Plat of which is recorded in the RMC Office for Greenville County in Plat Book 4X at Pages 85 & 86, and shown as Lot No. 131 on said plat. Said lot having such metes and bounds as shown thereon.

This being the same property conveyed to mortgagor by deed of Frank Towers Rice and Greg L. Turner, dated May 9, 1979 and recorded in the RMC Office for Greenville County, S.C., in Deed Book 1102 at Page 347.



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which has the address of Lot 131 Coach Hills, Fieldstone Place (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 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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