

FILED
GREENVILLE CO. S. C.

MAY 21 4 01 PM '79

DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 21st day of MAY, 1979, between the Mortgagor, H. J. MARTIN & JOE O. CHARPING (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").

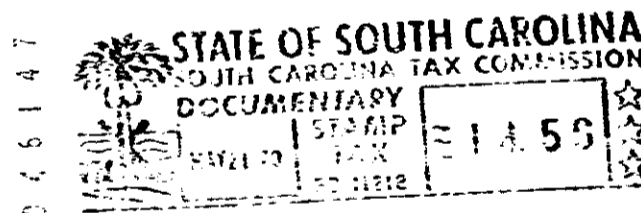
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY SIX THOUSAND FOUR HUNDRED (\$36,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 21, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 piece, parcel or lot of land in the county of Greenville, state of South Carolina, being known and designated as Lot No. 16 as shown on plat of HOMESTEAD ACRES II, recorded in plat book 6 H page 77 of the RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northeast side of Havenhurst Drive, the joint front corner of Lots 16 & 17; thence with the joint line of said lots N. 73-13 E. 257.09 feet to an iron pin; thence turning N. 41-34 W. 116.53 feet to an iron pin joint rear corner of Lots 15 & 16; thence with the joint line of said lots S. 72-33 W. 205.59 feet to an iron pin on the northeast side of Havenhurst Drive; thence with the northeast side of said street S. 21-18 E. 55.05 feet to an iron pin; thence S. 8-15 E. 49.27 feet to an iron pin the point of beginning.

This is one of the lots conveyed to mortgagors by Premier Investment Co., Inc. by deed dated May 18, 1979 to be recorded.



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which has the address of Lot 16, Havenhurst Drive, HOMESTEAD ACRES II, TAYLORS, SC 29687 (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 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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