

GEN. REC. S.C.

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DONN LANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 29th day of June 1979, between the Mortgagor, William H. Childers and Vivian W. Childers (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 Twenty One Thousand Seven Hundred Ninety Six and 56/100 (\$21,796.56) Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 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 June 1, 1997.

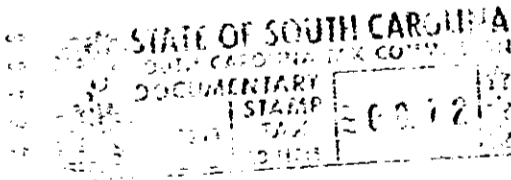
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lying in the State of South Carolina, County of Greenville on the northern side of Beaufort Street, shown as Lot 118 on a revised plat of Heritage Hills recorded in the RMC Office for Greenville County in Plat Book YY at Page 186 and being further described as follows:

BEGINNING at an iron pin on the northern side of Beaufort Street at the joint front corner of Lots 117 and 118 and running thence along the joint line of said lots, N. 17-40 W. 189.3 feet to an iron pin; thence S. 76-11 W. 77 feet to an iron pin; thence S. 65-53 W. 23 feet to an iron pin; thence along the joint line of Lots 118 and 119 S. 17-49 E. 195.7 feet to an iron pin; thence along the northern side of Beaufort Street, N. 70-00 E. 100 feet to the beginning corner.

This conveyance is made subject to any restrictions, rights of way or easements that may affect the property hereinabove described.

This is the same property conveyed to the Mortgagors herein by deed of James A. Childers and Pauline H. Childers of even date to be recorded herewith.



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which has the address of 10 Beaufort Street Greenville, S. C. 29607 (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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