

MORTGAGE

FILED
S.C.
SOUTH CAROLINA

THIS MORTGAGE made this 27th day of June 1979 between the Mortgagor Mary F. Griffin (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").

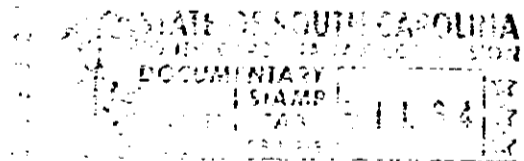
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Nine Thousand Sixty One and 70/100 (\$29,061.70) Dollars, which indebtedness is evidenced by Borrower's note dated June 27, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2006

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 situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the western side of Dexter Drive and being known and designated as Lot 70 on a plat of Drexel Terrace, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ, Page 177 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Dexter Drive at the joint front corner of Lots 69 and 70 and running thence along a line of Lot 69 N. 82-07 W., 167.5 feet to a point; thence along a line of Lot 77 and Lot 76 N. 6-23 E., 100 feet to a point; thence along a line of Lot 71 S. 82-07 E., 170 feet to a point on the western edge of Dexter Drive; thence along the western edge of Dexter Drive S. 7-53 W., 100 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Harold S. Carter and Mary Rae S. Carter recorded in the R.M.C. Office for Greenville County on July 16, 1979, in Deed Book 1106, Page 406.



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which has the address of 111 Dexter Drive Taylors South Carolina 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 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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