

RECORDED
1979
HENDLEY

MORTGAGE

1411-021

THIS MORTGAGE is made this 17th day of August 1979, between the Mortgagor, KENNETH L. KLAMFOTH and LOIS L. KLAMFOTH (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").

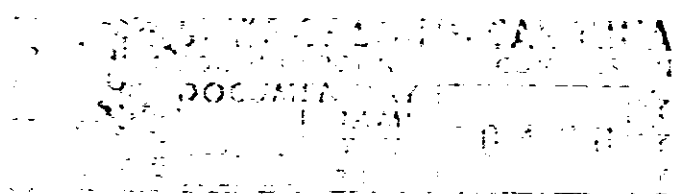
WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and No/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 17, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1991.

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, with all improvements thereon, situate, lying and being on the Eastern side of Dagenham Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 75 of a subdivision known as "Wade Hampton Gardens", plat of which is recorded in the Greenville County RMC Office in Plat Book YY at Page 179, and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the Eastern side of the right-of-way of Dagenham Drive, at the joint front corner of Lot No. 75 and Lot No. 74, and running thence, along the line of said right-of-way N. 17-30 E., 110.0 feet to an old iron pin at the joint front corner of Lot No. 75 and Lot No. 76; thence, along the joint line of said lots S. 72-30 E., 160.0 feet to an old iron pin at the joint line of Lot No. 75 and Lot No. 86; thence S. 17-30 W., 110.0 feet to an old iron pin at the joint line of Lot No. 75 and Lot No. 87; thence N. 72-30 W., 160.0 feet to an old iron pin at the joint front corner of Lot No. 74 and Lot No. 75, on the Eastern side of the right-of-way of Dagenham Drive, the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Ryan D. Hemdley and Mindy M. Hemdley recorded in the Greenville County RMC Office in Deed Book 1109 at Page 721 on the 20th day of August, 1979.



which has the address of 32 Dagenham Drive, Greenville, S.C. (Street) (City) (State and Zip Code) (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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