

FILED
GREENVILLE, S.C.

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Aug 21 12 00 PM '79

MORTGAGE

DONNIE S. LANNERSLEY

THIS MORTGAGE is made this 17th day of August, 1979, between the Mortgagor, Lawrence J. Minette and Iris N. Minette (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-seven Thousand and No/100 (\$27,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 7, 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, 1999;

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:

Unit No. 3-B, in Heritage Court Horizontal Property Regime, as shown on plat thereof recorded in the Office of the RMC for Greenville County, South Carolina, in Plat Book 6-V at page 98.

ALSO, all of the rights, privileges and common elements appertaining to the above described unit, as set forth in said Master Deed, and Exhibits thereto, establishing Heritage Court Horizontal Property Regime, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1103 at page 217 and subject to all provisions of said Master Deed and Exhibits.

This is that property conveyed to Mortgagor by deed of James O Farnsworth and W. Dant Goepper dated and filed concurrently herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY RECORDS
GREENVILLE

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which has the address of Unit 3-B, Heritage Court, Greenville, South Carolina 29615 (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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