

FILED  
GREENVILLE, S. C.

AUG 15 1979

DONALD W. BATESLEY  
R.H.C. **MORTGAGE**

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THIS MORTGAGE is made this 15th day of August 1979, between the Mortgagor, GASTON H. CALHOUN and VIRGINIA H. CALHOUN (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").

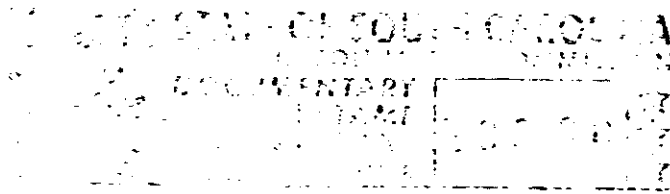
WHEREAS, Borrower is indebted to Lender in the principal sum of Seven Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated August 15th, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1st, 1982.

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, together with all buildings and improvements, situate, lying and being on the eastern side of Batesville Road and the northern side of Canebrake Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 151 on a plat of CANEBRAKE SUBDIVISION, PHASE I, SUPPLEMENTAL PLAT, showing Lots 144 through 151, made by Arbor Engineering, Inc., dated March 5th, 1979, recorded in the RMC Office for Greenville County, S. C., in Plat Book 7-C, page 16, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point at the northeastern corner of the intersection of Canebrake Drive with Batesville Road and running thence along the edge of said intersection, N. 62-56 W., 34.69 feet to an iron pin on Batesville Road; thence continuing along the eastern side of Batesville Road, N. 16-51 W., 54.65 feet to an iron pin; thence N. 52-21 E., 210.70 feet to an iron pin; thence S. 18-59 E., 131.26 feet to a point on Canebrake Drive; thence with the northern side of Canebrake Drive, S. 63-33 W., 119.76 feet to an iron pin; thence continuing along said side of said drive, S. 71-00 W., 59.04 feet to the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of W. Alvin Phillips to be recorded simultaneously herewith.



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which has the address of Lot 151, Canebrake Drive, Greenville County, South Carolina (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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