

101 E. Washington Street, Post Office Box 1208, Greenville, South Carolina 29602

CO. S. C.
29 PM '79
WATERSLEY

MORTGAGE

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THIS MORTGAGE is made this 23 day of AUGUST 1979, between the Mortgagor, GEORGE R. TOLLESON, JR., AND MARGARET R. TOLLESON (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 FOUR HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated AUGUST 23, 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 SEPTEMBER 1, 2009.

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 and the improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina and being shown as Lot No.6 on a Plat of Perry Property recorded in Plat Book I, at Page 150, R.M.C. Office, Greenville County, South Carolina and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Ethelridge Avenue at the joint front corner of Lots Nos. 5 and 6 and running N. 9-26 W. 176.8 feet to a point; thence running N. 80-00 E. 60 feet to a point; thence running S. 9-25 E. 174.6 feet to a point; thence running along Ethelridge Avenue S. 77-55 W. 60 feet to point of beginning.

Derivation: Deed Book 1109, Page 271 - James W. Ball 8/23/79

"IN addition to and together with the monthly payments of principal and interest under the terms of the Note secured hereby, the mortgagor promises to pay to the mortgagee a monthly premium necessary to carry private mortgage guaranty insurance until the principal balance reaches 80% of the original sales price or appraisal, whichever is less. The estimated monthly premium for the first nine years will be .02% of the original amount of the loan. The estimated monthly premium for each year thereafter will be .01% of the original principal balance of this loan. The mortgagee may advance this premium and collect it as part of the debt secured by the mortgage if the mortgagor fails to pay it."

[Faint signature and stamp area]

which has the address of 3 Ethelridge Avenue, Greenville S. C. (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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