

GREENVILLE S.C.
SEP 17 4 43 PM '79
JOHN TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1481 1

THIS MORTGAGE is made this 11th day of September 1979, between the Mortgagor, Tommy M. Smothers (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 eight thousand eight hundred fifty and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 11, 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, 1994;

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, South Carolina, State of South Carolina:

ALL that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 20 on Plat of Paris Mountain Gardens, plat of which is recorded in the RMC office for Greenville County in Plat Book EE at page 7, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwesterly side of Coleman Court, joint front corner Lots 20 and 21; and running thence S 26-03 W. 138.7 feet to an iron pin in the center of a ten foot utility easement; thence through the said easement, S. 44-08 E. 74.1 feet to an iron pin; thence N. 26-03 E. 163.9 feet to an iron pin on Coleman Court; thence along Coleman Court, N. 63-57 W. 70 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Robert S. Bonheim dated June 10, 1971 and recorded in the RMC office for Greenville County, S. C. in Deed Book 918 at Page 638.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
\$11.55

which has the address of Lot No. 20 Coleman Court, Paris Mountain Gardens (Street) Greenville, S.C. 29609 (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.

4328 RV-2