

DONNIE T. DANFERSLEY  
R.M.C.

THIS MORTGAGE is made this 1st day of December, 1979, between the Mortgagor, William I. Griffith (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").

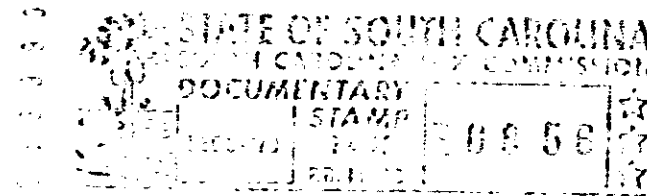
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-One Thousand Three Hundred Nineteen and 44/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 1, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1996

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 in Butler Township, Greenville County, State of South Carolina, near and East of the City of Greenville, and being known and designated as Lot Number 16 of a Subdivision known as Terra Pines Estates, Section 4, on plat entitled "Property of William T. Griffith" as recorded in Plat Book 70 at Page 66, in the RMC Office for Greenville County, S.C., and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Compton Drive, said pin being approximately 165.0 feet from the intersection of Doyle Drive and Compton Drive running thence N. 12-30 W. 365.8 feet to an iron pin; thence N. 60-16 E. 215.5 feet to an iron pin; thence S. 22-15 E. 250.0 feet to an iron pin; thence S. 8-48 W. 42.8 feet to an iron pin; thence S. 39-52 W. 139.2 feet to an iron pin; thence S. 47-49 W. 88.05 feet to an iron pin; thence S. 59-55 W. 48.3 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of Scottie C. Roland formerly Scottie C. Richardson as recorded in Deed Book 116 at Page 724, in the RMC Office for Greenville County, S.C., on December 3, 1979.



which has the address of 236 Compton Drive, Greenville, S.C. 29615 (herein "Property Address");  
[Street] [City] [State and Zip Code]

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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