

MORTGAGE

REC-1496 122

THIS MORTGAGE is made this 21st day of February, 1980, between the Mortgagor, James G. Mattos and Caroline W. Mattos (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 Thirty-four thousand two hundred eighty-eight & 49/100ths Dollars, which indebtedness is evidenced by Borrower's note dated February 21, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1st, 2005.

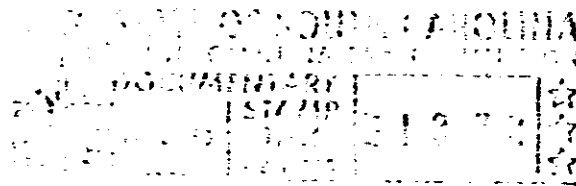
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon or hereafter to be constructed, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 198, Section III-B of Westcliffe Subdivision, as shown on a plat thereof prepared by Piedmont Engineers and Architects dated December 11, 1963 and revised September 24, 1965, recorded in the RMC Office for Greenville County in Plat Book JJJ at Pages 72, 73, 74 and 75, and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the southern side of Balmoral Court at the joint front corner of lots 197 and 198, and running thence S. 4-30 W. 197.3 feet to an iron pin; thence N. 68-01 E. 21.8 feet to an iron pin; thence N. 76-19 E. 89.8 feet to an iron pin; thence S. 83-32 E. 67.4 feet to an iron pin; thence N. 71-50 E. 214.1 feet to an iron pin; thence N. 73-47 W. 103.8 feet to an iron pin; thence N. 65-29 W. 233.3 feet to an iron pin on the southern side of Balmoral Court; thence with said Court, S. 52-45 W. 30 feet; thence continuing with said Court S. 75-56 W. 25 feet to an iron pin, the point of beginning

DERIVATION: This being the same property conveyed to Mortgagors by deed of Joseph R. Hopper and Martha C. Hopper, dated February 21, 1980, and recorded February 21, 1980 in the RMC Office for Greenville County in Deed Book 1120 at Page 895.

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which has the address of Lot 198 Balmoral Court, Westcliffe Subdivision, Greenville County, SC (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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