

FILED
MAR 17 1 42 PM '80
DONA - R.M.C.

MORTGAGE

THIS MORTGAGE is made this 17th day of March 1980, between the Mortgagor, Warren D. Fletcher and Arline B. Fletcher (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").

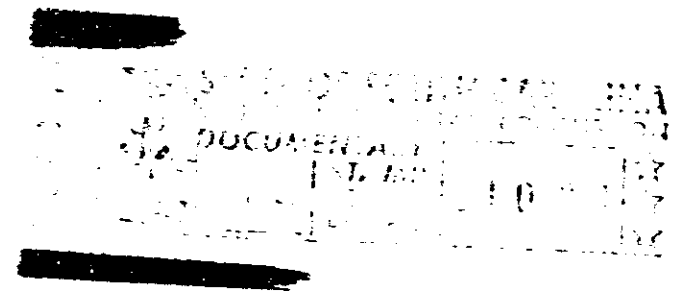
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Seven Thousand and 00/100ths (\$27,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 17, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2000

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 the buildings and improvements thereon, lying and being on the northerly side of Grey Stone Court, near the City of Greenville, S. C., being known and designated as Lot No. 221 on plat entitled "Map 2, Section I, Sugar Creek" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-R, Page 85, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Grey Stone Court, said pin being the joint front corner of Lots 221 and 222 and running thence with the common line of said lots N. 20-50-35 W., 150.09 feet to an iron pin, the joint rear corner of Lots 221 and 222; thence N. 51-48-43 E., 109.70 feet to an iron pin, the joint rear corner of Lots 220 and 221; thence with the common line of said lots S. 27-51-13 E., 141.93 feet to an iron pin on the northerly side of Grey Stone Court; thence with the northerly side of Grey Stone Court on a curve, the chord of which is S. 39-18-17 W., 38.82 feet to an iron pin; thence continuing with Grey Stone Court on a curve, the chord of which is S. 39-23-32 W., 38.96 feet to an iron pin; thence continuing with said Court on a curve, the chord of which is S. 65-44-22 W., 54.65 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Arthur Bender and Virginia A. Bender to be recorded herewith.



SCTO --- 1 MAR 17 80 633

which has the address of 103 Grey Stone Court Greer South Carolina 29651 (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.

4.00001

4328 RV-2