

MORTGAGE

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THIS MORTGAGE is made this 25th day of April 1980 between the Mortgagor, Harold T. Griffin and Karin H. Griffin (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 Sixty-two Thousand Five Hundred Eight and 09/100 (\$62,508.09) Dollars, which indebtedness is evidenced by Borrower's note dated April 25, 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 April 1, 2008;

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 situate, lying, and being in the State of South Carolina, County of Greenville, in the City of Mauldin, being shown and designated as Lot No. 22 on a plat entitled "Rustic Estates," dated April 16, 1974, by Piedmont Engineers-Architects-Planners, and recorded in the RMC Office for Greenville County in Plat Book 4-R at Page 71 and having, according to a new plat prepared by Richard D. Wooten, Jr., RLS, dated April 21, 1980, recorded in said RMC Office in Plat Book 72 at Page 35, such metes and bounds as are more fully shown thereon.

This being the same property conveyed to mortgagors herein by deed of John W. Oliver and Michele K. Oliver dated April 25, 1980, recorded in Book 1127 at Page 627 on April 25, 1980.

STATE OF SOUTH CAROLINA  
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION  
DOCUMENTARY  
STAMP  
APR 25 1980

which has the address of Lot 22, Rustic Estates, 113 Muscadine Dr., Mauldin, S.C. 29662 (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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