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DONN LANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 10th day of June 1980, between the Mortgagor, SUNBELT PROPERTIES, INC. (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").

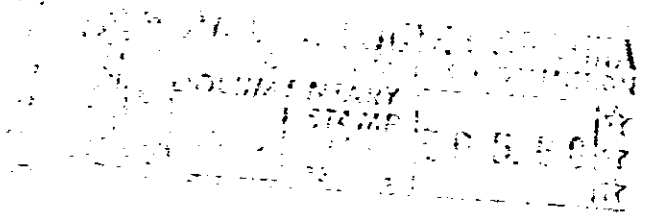
WHEREAS, Borrower is indebted to Lender in the principal sum of Fourteen Thousand Five Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 10, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1998.

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 County of Greenville, State of South Carolina, being shown and designated as Lot 7 on plat of Maple Heights, recorded in the Greenville County RMC Office in Plat Book HH at Page 49, and being shown on a more recent survey entitled "Property of Sunbelt Properties, Inc." dated June 6, 1980, prepared by Freeland & Associates, and recorded in the Greenville County RMC Office in Plat Book 8-B at Page 49, and having, according thereto the following metes and bounds:

BEGINNING at an iron pin located on the southwest side of Keith Drive, being the joint front corner of Lots 7 and 8 and proceeding S 45-05 W. 110.0 feet to an iron pin, joint rear corner of Lots 7 and 8; thence turning and running N 65-28 W 85.2 feet to an iron pin, joint rear corner of Lots 7 and 6; thence turning and running N 45-05 E 139.8 feet to an iron pin on the southwest side of Keith Drive; thence turning and running S 44-55 E 80.0 feet to the point and place of BEGINNING.

Being the same property conveyed to the Mortgagor herein by deed from John E. Madden, Jr. and Vicky S. Madden recorded of even date herewith.



which has the address of 228 Keith Drive Greenville, South Carolina (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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