

MORTGAGE

THIS MORTGAGE is made this 2nd day of July 19. 80., between the Mortgagor, J. Edward Blount and Mary Frances Blount (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").

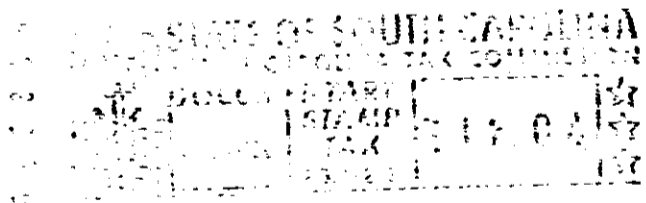
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand One Hundred and No/100 (\$30,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 2, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 southerly side of Greenwood Avenue, near the City of Greenville, S.C., and being designated as Lot No. 51 on plat entitled "Hudson Acres Subdivision" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book Y, Page 39, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Greenwood Avenue, joint corner of Lots 51 and 52 and running thence, S. 29-50 W. 146 feet to an iron pin, joint rear corner of Lots Nos. 51, 52, 49 and 50; thence, S. 50 E. 148.9 feet to an iron pin, joint corner of Lots 50 and 51 on Greenwood Avenue; thence along said Avenue, N. 51 E. 175 feet to an iron pin; thence around the curve of Greenwood Avenue, the chord of which is as follows: N. 24-45 E. 25 feet and N. 30-30 W. 25 feet to an iron pin; thence along Greenwood Avenue, N. 75-15 W. 195 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Jerry E. Pitmon and Gail G. Pitmon, dated July 2, 1980, which is being recorded simultaneously herewith in Deed Book 1128, at Page 622 in the RMC Office for Greenville County, South Carolina.



which has the address of 26 Greenwood Avenue Greenville S.C. 29615 (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 seized 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.