

FILED
GREENVILLE CO. S. C.
JUL 18 4 38 PM '80
DONNA TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1508 PAGE 157

THIS MORTGAGE is made this 18th day of July
1980, between the Mortgagor, ALAIN J. GALLET and SANDRA L. GALLET
..... (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-one Thousand Six
Hundred and No/100 (\$61,600.00) Dollars, which indebtedness is evidenced by Borrower's note
dated July 18, 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, 2010

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 piece, parcel or lot of land situate, lying and being in Green-
ville County, South Carolina, on the Southwestern side of Brockman Drive
and being known and designated as Lot No. 63 on plat of Section V, Knoll-
wood Heights, recorded in the RMC Office for Greenville County, South
Carolina, in Plat Book 4R at Pages 91 and 92 and according to said plat,
having the following metes and bounds, to-wit:

BEGINNING at a point on the Southwestern edge of Brockman Drive at the
joint front corner of Lots 62 and 63 and running thence along a line of
Lot 62, S07-57W, 179.00 feet to a point; thence along a line of Lots 59
and 58, S82-03E, 117 feet to a point; thence along a line of Lot 64
N07-57E, 179 feet to a point on the Southwestern edge of Brockman Drive;
thence along the Southwestern edge of Brockman Drive N82-03W, 117 feet
to the beginning corner.

THIS being the same property conveyed to the Mortgagors herein by a
certain deed of Sunbelt Properties, Inc. dated July 18, 1980, and there-
after filed in the RMC Office for Greenville County in Deed Book 1189
at Page 518 on July 18, 1980.

"In addition to and together with the monthly payments of principal and
interest under the terms of the Note secured hereby, the mortgagor promises
to pay to the mortgagee a monthly premium necessary to carry private mort-
gage guaranty insurance until the principal balance reaches 80% of the
original sales price or appraisal, whichever is less. The estimated
monthly premium for the first nine years will be .02% of the original
amount of the loan. The estimated monthly premium for each year there-
after will be .01% of the original principal balance of this loan. The
mortgagee may advance this premium and collect it as part of the debt se-
cured by the mortgage if the mortgagor fails to pay it."

which has the address of ... Lot 63 Knollwood Heights, Sec. 5, Mauldin, South
[Street] [City]
Carolina (herein "Property Address");
[State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-
ments 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.

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