

Mortgagee's Address: PO BX 1268, Gvl SC 29602

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Calvin N. Co. BFC

FILED MORTGAGE
S.C.

BOOK 1510 PAGE 576

THIS MORTGAGE is made this 11th day of August 1980, between the Mortgagor, CALVIN N. COX (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 FIFTY-THREE THOUSAND SIX HUNDRED AND NO/100 (\$53,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 11, 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

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 lot of land situate on the northern side of Newport Drive being shown as Lot No. 30 on a plat of Hampshire Hills Subdivision dated May 12, 1975 prepared by R. B. Bruce, recorded in Plat Book 5-D at page 79 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Newport Drive at the joint front corner of Lot 29 and Lot 30 and running thence with Lot 29 N 35-48 W 226.3 feet to an iron pin at the joint rear corner of Lots 29, 30 and 39; thence with Lot 39 N 66-34 E 209 feet to an iron pin at the joint rear corner of Lot 30 and Lot 31; thence with Lot 31 S 20-39 E 218.2 feet to an iron pin on Newport Drive; thence with the said drive S 65-23 W 150 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Williams Builders, Inc., to be recorded herewith.

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which has the address of Lot 30 - Newport Drive, HAMPSHIRE HILLS, Travelers, Rest, S. C. (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.

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