

STATE OF SOUTH CAROLINA
DOCUMENTARY
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DONNIE S. TANNERSLEY
R.M.C.

This instrument was prepared by:
H. Michael Spivey

MORTGAGE
(Negotiable Rate Mortgage)

BOOK 1517 PAGE 241

THIS MORTGAGE is made this 19th day of September, 1980, between the Mortgagor, Furman Cooper Builders, Inc. (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-five thousand one hundred Dollars, which indebtedness is evidenced by Borrower's note date September 19, 1980 (herein "Note") which is attached hereto as Exhibit "A," the terms of which are incorporated herein by reference (including any and all renewals, extensions, renegotiations and/or modifications of the original Note), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2011;

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, and being shown and designated as Lot 18 on the plat of Eastgate Village, recorded in the RMC Office of Greenville County in Plat Book 4X, Page 31, and by a more recent plat of Furman Cooper Builders, Inc., prepared by Freeland and Associates on September 17, 1980 and recorded in the RMC Office of Greenville County in Book 8-6, Page 6; and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Gaithburg Square at the joint front corner of Lots 17 and 18 and running thence along the joint line of Lots 17 and 18 S. 57-48 W. 102.48 feet to an iron pin at the rear line; thence turning and running along the rear line, joint line of Lots 18 and 20, N. 17-38 W. 67.65 feet to an iron pin at the joint rear corner of Lots 18 and 19; thence turning and running along the joint line of Lots 18 and 19 N. 39-55 E. 95.55 feet to an iron pin on Gaithburg Square; thence turning and running along Gaithburg Square as follows: S. 31-56 E. 50.0 feet to an iron pin and S. 25-30 E. 45.0 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagor by deed of Threatt-Maxwell Enterprises, Inc., to be recorded of even date herewith.

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 mortgage 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 thereafter 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 secured by the mortgage if the mortgagor fails to pay it.

which has the address of Lot 18, Eastgate S/D (Street) Greenville (City)
Greenville, South Carolina (State and Zip Code) (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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