

FILED
GREENVILLE, S. C.

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MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 24th day of September 19. 80, between the Mortgagor, John L. Starling and Burnell B. Starling (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 Twenty-Six Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 24, 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 October 1, 2010;

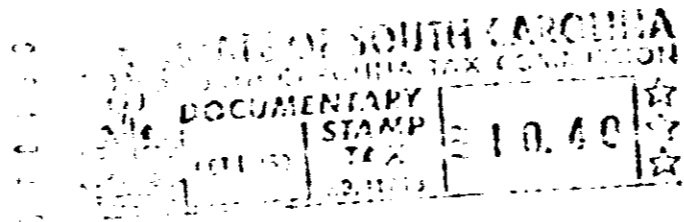
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 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 137, Western Hills Subdivision, the plat of which said subdivision is recorded in the RMC Office for Greenville County, S. C. in Plat Book QQ, at Pages 98 and 99, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the edge of Tucson Drive, joint front corner with Lot 138 and running thence with the common line with said lot, N. 42-45 W. 135 feet to an iron pin, joint corner with Lot 148; thence running with the common line with Lot 148, N. 31-56 E. 115.7 feet to an iron pin on the edge of Alice Farr Drive; thence running with said Drive, S. 46-49 E. 125 feet to an iron pin on the edge of said Drive; thence continuing with said Drive, S. 30-37 E. 33.8 feet to a point at the intersection of Alice Farr Drive and Tucson Drive; thence running with the curve of said intersection, the chord being: S. 9-00 W. 22.4 feet to an iron pin on the edge of Tucson Drive; thence running with the edge of Tucson Drive, S. 51-15 W. 99.9 feet to an iron pin on the edge of said Drive, the point of beginning.

This being the same property conveyed to the Mortgagor, John L. Starling, by Deed of J. C. Cox, which Deed was recorded on October 2, 1979, in the RMC Office for Greenville County in Deed Book 1112-819.

Mortgagee's address: P. O. Box 1268, Greenville, S. C. 29602



which has the address of 201 Alice Farr Drive Greenville
[Street] [City]
S. C. 29611 (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 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.