

MORTGAGE

1528 PAGE 523

RECORDED S.C. 1980

THIS MORTGAGE is made this 26th day of December 19 80 between the Mortgagor, Walt G. Horstman (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 \$29,600.00 Dollars, which indebtedness is evidenced by Borrower's note dated December 26, 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 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot No. 54, Pritchard Lane on a plat of Eastgate Village recorded in Plat Book 4X at Page 31 in the R.M.C. Office for Greenville County, South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Northerly side of Pritchard Lane at the joint front corner of Lots Nos. 55 and 54 and running thence S. 89-00 W. 30.0 feet to a point and continuing thence S. 57-00 W. 25.0 feet to a point at the joint front corner of Lots Nos. 54 and 53: thence running with the common line of Lot Nos. 54 and 53 N. 61-00 W. 75 feet to a point: thence running N. 22-33 E. 76.15 feet to a point thence running along the common line of Lot Nos. 54 and 59 S. 71-07 E. 121.2 feet to a point thence running along the common line of Lots No. 54 and 55 S. 27-00 W. 60 feet to the point of Beginning.

This being the same property conveyed to the Grantor herein Herbert E. Jakob and Roxanna Jakob by Deed of Louis J. Debone, Jr. and Kathleen M. Debone by Deed dated Febuary 11, 1977 and recorded in Deed Book 1051 Page 94.

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which has the address of 8 Pritchard Lane, Eastgate Village Taylors, South Carolina (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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