

FILED
GREENVILLE CO. S. C.
SEP 20 12 54 PM '78
DORRIS S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1444 PAGE 835

BOOK 67 PAGE 105

THIS MORTGAGE is made this 20th day of September 19 78, between the Mortgagor, DANNY E. TAYLOR (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 One Thousand Seven Hundred Fifty and No/100 (\$21,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 1978 (herein "Note"), providing for monthly installments 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 90% 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.

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PAID AND SATISFIED IN FULL
THIS 30 DAY OF May 1979
FIDELITY FEDERAL SAVINGS & LOAN ASSN.
BY Wayne J. Sherrill A.M.C.
WITH Walter J. Jernig
Dorris S. Tankersley R.M.C. 36991

Don Amos City JUN 1 1979

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which has the address of 10 Poinsett Ave. Greenville, South Carolina 29601 (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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