

FILED
GREENVILLE CO. S.C.

OCT 20 4 45 PM '78

DONNIE S. TANKERSLEY
R.H.C.

39474
MORTGAGE

P. O. Box 1268
Greenville, S. C. 29602

BOOK 1447 PAGE 789

THIS MORTGAGE is made this 20th day of October 1978, between the Mortgagor, Larry D. Meek and Marilyn F. Meek (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-two Thousand Two Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 20, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2008, 108 and 109; thence with the common line of said lots, S. 2-36 W. 130 feet to an iron pin on the northern side of Crowdale Drive; thence along the northern side of Crowdale Drive, N. 87-24 W. 110 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to Larry D. Meek and Marilyn F. Meek by deed of Bob Maxwell Builders, Inc. dated October 20, 1978 to be recorded herewith.

In addition to and together with the monthly payments of principal and interest under the terms of the Note secured hereby, the mortgagors promise 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 mortgagors fail to pay it.

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which has the address of 111 Crowdale Drive South Carolina 29687 (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 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 interests listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

SOUTH CAROLINA - 1 to 4 Family - 6/75 - FNMA/FHLMC UNIFORM INSTRUMENT

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