

FILED
O. S. C.
1979
ASLEY

MORTGAGE

4,387 70 1718
1484 982

THIS MORTGAGE is made this 19 day of October 1979, between the Mortgagor, H. J. MARTIN & JOE O. CHARPING (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 SEVENTY ONE THOUSAND NINE HUNDRED (\$71,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2010 beginning

This is the same property conveyed to mortgagors by Holly Tree Plantation, a Limited Partnership by deed dated Dec. 12, 1975 recorded Jan. 16, 1976 in deed vol. 1030 page 274.

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which has the address of Lot 21 Bethel Road Greenville, S. C. (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 created 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 interest in the 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.

SOUTH CAROLINA - 3 to 4 Family - 5.75. FWA FHLBC UNIFORM INSTRUMENT

WILKINS ATTYS.

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