

GREENVILLE CO. S.C.

39195

1742 77 1649

Box 1268
Greenville, S. C. 29602

J. S. TANKERLEY
H.C.

MORTGAGE

THIS MORTGAGE is made this 21st day of August
1978, between the Mortgagor, Neil M. Wagner and Susan L. Baklauf
Savings and Loan Association (herein "Borrower"), and the Mortgagee, Fidelity Federal
under the laws of South Carolina, a corporation organized and existing
Greenville, South Carolina whose address is P. O. Box 1268
Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty two Thousand four
hundred fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note
dated August 21, 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 September 1, 2008
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
5.0% 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.

2 AUG 21 1978
1 AUG 24 78 935
1 AUG 24 78 936

Richard C. Brown
Assistant Vice President
Thomas J. Brown

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
\$ 21.00

which has the address of 104 Indian Trail, Taylors, South Carolina
29687 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-
ments 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.

