

Box 1268
Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.

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JUL 17 12 46 PM '79

40899

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

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THIS MORTGAGE is made this 17th day of July 1979, between the Mortgagor, Richard E. Poikus and Patricia L. Poikus (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 Forty Two Thousand Five Hundred Seventeen and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 17, 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 July 1, 2006

Being the same property conveyed by Bob Maxwell Builders, Inc. by deed recorded herewith.

049209
STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY TAX
1794
JUN 13 9 10 AM '83
DONNIE S. TANKERSLEY
R.M.C.

PAID AS SATISFIED IN FULL
THIS 8th DAY OF June 19 83
AMERICAN FEDERAL BANK, F.S.B.
FORMERLY AMERICAN FEDERAL
SAVINGS AND LOAN ASSOCIATION
K. Jernigan
Vice President

Formerly Fidelity Federal
Savings and Loan Association

which has the address of Route 4, 208 Hedgewood Terrace, Greer, S. C. 20651
(Street) (City)
(herein "Property Address");
(State and Zip Code)

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.