

FILED
GREENVILLE CO. S. C.
FEB 21 2 59 PM '80
DORRIS S. TANKERSLEY
R.M.C.

4194
BOOK 81 PAGE 276
BOOK 1496 122

MORTGAGE

THIS MORTGAGE is made this 21st day of February, 1980, between the Mortgagor, James G. Mattos and Caroline W. Mattos (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 Thirty-four thousand two hundred eighty-eight & 49/100ths Dollars, which indebtedness is evidenced by Borrower's note dated February 21, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1st, 2005.

joint front corner of lots 197 and 198, and running thence S. 4-30 W. 197.3 feet to an iron pin; thence N. 68-01 E. 21.8 feet to an iron pin; thence N. 76-19 E. 89.8 feet to an iron pin; thence S. 83-32 E. 67.4 feet to an iron pin; thence N. 71-50 E. 214.1 feet to an iron pin; thence N. 73-47 W. 103.8 feet to an iron pin; thence N. 65-29 W. 233.3 feet to an iron pin on the southern side of Balmoral Court; thence with said Court, S. 52-45 W. 30 feet; thence continuing with said Court S. 75-56 W. 25 feet to an iron pin, the point of beginning

DERIVATION: This being the same property conveyed to Mortgagors by deed of Joseph R. Hopper and Martha C. Hopper, dated February 21, 1980, and recorded February 21, 1980 in the RMC Office for Greenville County in Deed Book 113D 231 at Page 295.

3178
JUL 28 1983
STATE OF SOUTH CAROLINA
RECORDS & CLERK
GREENVILLE
DONNIE S. TANKERSLEY
R.M.C.
3178
JUL 28 1983
GREENVILLE CO. S. C.
FEB 21 2 59 PM '80
DORRIS S. TANKERSLEY
R.M.C.

Lot 198 Balmoral Court, Westcliffe Subdivision
Greenville County, South Carolina
Formerly Fidelity Federal Savings and Loan Association

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.