

FILED
GREENVILLE CO. S.C.
SEP 23 4 07 PM '78
J. W. TAYLOR
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 26th day of September 1978, between the Mortgagor, Charles Houston Odom and Francis S. Odom (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 (\$46,550.00) Fourty six thousand five hundred fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 26, 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 February 1, 2008;

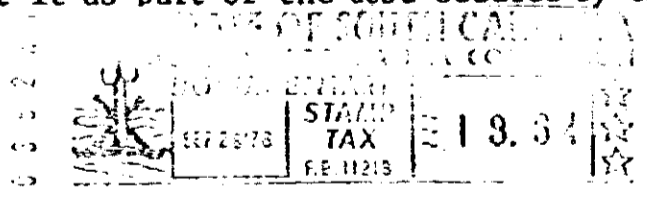
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE, State of South Carolina:

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, being shown and designated as Lot No. 91 on Plat of Gray Fox Run made by C.O. Riddle, Registered Land Surveyor, on November 6, 1975 and recorded in the RMC Office for Greenville County in Plat Book 5-P at page 9, revised March 4, 1976 said revised plat being recorded in the RMC Office for Greenville County in Plat Book 5-P at page 16 and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Grey Fox Square at the joint front corner of Lots 92 and 91 and running thence along the common line of said lots N27-26W 154.1 feet to an iron pin at the joint rear corner of said lots; thence with Cane Creek, the center of Cane Creek being the property line N45-22E 167.2 feet to an iron pin at the joint rear corner of Lots 91 and 90; thence along the common line of said lots, S12-38E 224.8 feet to an iron pin on Grey Fox Square; thence along Grey Fox Square, S70-14W 103.2 feet to an iron pin, the point of beginning.

The property conveyed herewith is a portion of the same conveyed to Threatt-Maxwell Enterprises by deed of Clyde N. Strange, recorded in the RMC Office for Greenville County in Deed Book 1010 at page 237. Threatt-Maxwell Enterprises has since become Threatt Enterprises, Inc.

"In addition to and together with the monthly payments of principal and interest under the terms of the Note secured hereby, the mortgagor promises 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 if 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 mortgagor fails to pay it."



which has the address of 604 Gray Fox Square, 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 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.

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