

P. O. Box 1268
Greenville, S. C. 29602

Oct 2 3 02 PM '78

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1445 PAGE 985

MORTGAGE

THIS MORTGAGE is made this 29th day of September 1978, between the Mortgagor, William D. Alber and Ida Mae Alber (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").

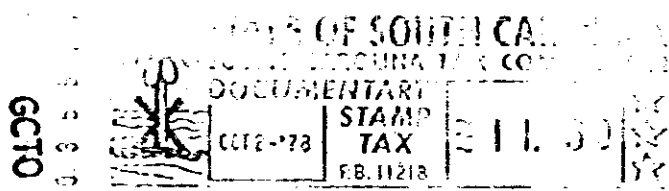
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-nine thousand (\$29,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 29, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 certain piece, parcel, or lot of land, situate, lying and being on the southern side of Holly Circle, Greenville County, South Carolina, being shown and designated as Lot 110 on a Plat of PINE BROOK FOREST, recorded in the RMC Office for Greenville County in Plat Book 4-X, at Page 48, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Holly Circle, joint front corner of Lots 109 and 110, and running thence with the common line of said Lots, S 16-35 E, 150 feet to an iron pin; thence with the rear line of Lot 110, S 73-25 W, 125 feet to an iron pin, joint rear corner of Lots 110 and 111; thence with the common line of said Lots, N 16-35 W, 150 feet to an iron pin on the southern side of Holly Circle; thence with said Circle, N 73-25 E, 125 feet to an iron pin, the point beginning.

This is the same property conveyed to the Mortgagors herein by deed of Rosamond Enterprises, Inc., dated September 28, 1978, to be recorded simultaneously herewith.



which has the address of Route 4, 110 Holly Circle, Greenville, S., C. 29605 (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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