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FRANK S. TANKENCLAY  
F.M.S.

MORTGAGE

THIS MORTGAGE is made this 3 day of November 19 78, between the Mortgagor, REID D. LEHMAN AND BARBARA M. LEHMAN (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 THREE THOUSAND FIVE HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 3, 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 December 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, together with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 1 and Lot No. 2, Section B, "Croftstone Acres" as shown on a plat prepared by C.B. Dassey, Engineer, dated August 1946 and recorded in the Greenville County R.M.C. Office in Plat Book S at Pages 78 and 79, and being more recently shown on a plat entitled "Property of Reid D. Lehman and Barbara M. Lehman" by Carolina Surveying Co. dated November 2, 1978 and recorded in said R.M.C. Office in Plat Book 6X at Page 19, and having, according to the more recent survey, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeast corner of the intersection of Wedgewood Avenue and Camp Road as shown on said plat and running thence along the curve of the intersection N. 32-40 W., 34.2 feet to an iron pin on the eastern side of Wedgewood Avenue; thence turning and running along the eastern side of Wedgewood Avenue, N. 17-19 E., 153.1 feet to an iron pin; thence continuing along the eastern side of said Avenue, N. 21-54 E., 30.2 feet to an iron pin; thence continuing along the eastern side of said Avenue, N. 25-15 E., 79.5 feet to an iron pin on the eastern side of said Avenue at the joint corner of the within property and property of J.R. Carson; thence turning and running along the property of J.R. Carson and Marvin H. Lollis, Jr., S. 16-06 E., 242.1 feet to an iron pin located on the northeastern side of Rutherford Road, joint corner of the within property and property of Marvin H. Lollis, Jr.; thence turning and running along the northern side of said Rutherford Road, S. 72-58 W., 145.6 feet to an iron pin, the point of beginning.

THIS being the identical premises heretofore conveyed to the mortgagors by Deed of Rachel G. Carson, same as Rachel Gudger Carson dated November 3, 1978 and recorded November 14, 1978 in Deed Book 1091 at Page 841 in the Greenville County R.M.C. Office.

"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 is 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 12 Wedgewood Drive Greenville, South Carolina (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 hereby grants, conveys, and warrants to Lender, together with all the improvements, 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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