

GREENVILLE CO. S. C.
Nov 15 2 40 PM '78
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1450 PAGE 325

THIS MORTGAGE is made this 3rd day of November 1978, between the Mortgagor, Frances H. Milliron (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").

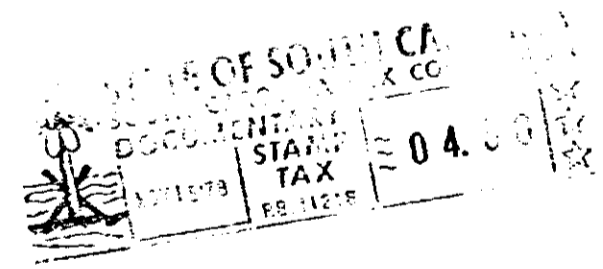
WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve Thousand and 00/100-- (\$12,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 3, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1990

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 in the City of Greenville, County of Greenville, State of South Carolina, and known and designated as Lot #3, of Eastwood Court, property of Leslie & Shaw, Inc., according to plat by J. Mac Richardson, Engineer, dated April, 1959, plat of which is recorded in the RMC Office for Greenville County in Plat Book MM, Page 34, and according to said plat having the following metes and bounds:

BEGINNING at an iron pin at the joint front corner of Lots #3 and #2, and running thence along the line of these lots, N. 35-03 W. 115.7 feet to an iron pin; running thence S. 49-14 W. 103.9 feet to an iron pin in the line of Lot #4; running thence S. 43-10 E. 102 feet to an iron pin on the northern side of Eastwood Court; running thence along the northern side of Eastwood Court N. 57-43 E. 88.6 feet to an iron pin, point of beginning.

This being the same property conveyed to Mortgagor herein by Deed of James H. Milliron by Deed recorded in the RMC Office for Greenville County on August 5, 1977.



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which has the address of 10 Eastwood Court Greenville, South Carolina 29607 (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 seized 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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