27455 DRM JPT William HARRY HOWARD

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оо. s. с Сору 480 This instrument was prepared by:

LOVE\_THORNTON\_ARNOLD &

THOMASON (Donald R.McAlister)

## MORTGAGE

(Renogotiable Rate Mortgage)

THIS MORTGAGE is made this 8th day of August 19 80 between the Mortgagor, WILLIAM HARRY HOWARD (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of the United States whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

ALL that lot of land situate on the eastern side of Winterfield Place being shown as Lot No. 227 on a plat of Peppertree Subdivision, Section II dated June 15, 1972, prepared by Piedmont Engineers & Architects, recorded in Plat Book 4-R at page 19 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Winterfield Place at the joint front corner of Lot 226 and Lot 227 and running thence with Lot 226 N 84-15 E 130 feet to an iron pin at the joint rear corner of Lot 226 and Lot 227; thence N 27-06 W 143.1 feet to an iron pin at the joint rear corner of Lot 227 and Lot 228; thence with Lot 228 S 37-04 W 130 feet to an iron pin on Winterfield Place; thence with said place S 32-30 E 20 feet to an iron pin; thence still with said place S 9-17 E 20 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of John S. Lewis, Jr., to be recorded herewith.

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	1015 Winterfield Place,	Taylors, So	C 29687
	(Seecet)		(Ciri)
State and Ep Code	(herein "Property Addi	ress'');	

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".

Bottower coverants 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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