

FILED
GREENVILLE CO. S. C.

NOV 23 10 22 AM '78

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

34649

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307 11/23/78

THIS MORTGAGE is made this 16th day of NOVEMBER 1978, between the Mortgagor, M.G. PROFFITT, INC. (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 SEVENTY-FOUR THOUSAND EIGHT HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated NOVEMBER 16, 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 MAY 1, 2008 W. 146.12 feet to an iron pin on the Southerly side of Oak Ridge Court; thence with the Southerly side of Oak Ridge Court S. 56-15-54 W. 101.00 feet to an iron pin the point of BEGINNING.

This being the same property conveyed to the Mortgagor herein by deed of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc. of even date to be recorded herewith.

2.0001

REC OF SC...
STATE TAX
FEB 11 1978
13.23
GREENVILLE CO. S. C.
AUG 3 4 26 PM '79
DONNIE S. TANKERSLEY
R.M.C.
Cancelled
Donnie S. Tankersley
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REC OF SC...
STATE TAX
FEB 11 1978
16.00
AUG 3 1979
4286
FIDELITY FEDERAL SAVINGS & LOAN ASSN.
Raymond Thompson
WITNESS
Kathy Young

which is the address of Lot No. 188, Oak Ridge Court, SUGAR CREEK Greer, S.C. (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.

SOUTH CAROLINA—1 to 4 Family—6/75—FEMA/FHLMC UNIFORM INSTRUMENT

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