

101 EAST WASHINGTON Street, P.O. Box 1268, Greenville, S. C. 29602

GREENVILLE CO. S. C.
MAY 25 9 33 AM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

VOL 1467 PAGE 639

BOOK 81 PAGE 1139

THIS MORTGAGE is made this 24th day of MAY 1979, between the Mortgagor, KATHLEEN J. PREPP AND RICHARD M. PREPP (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 TWO HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated MAY 24, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on JUNE 1, 2009, with interest to an iron pin, the point of beginning.

Derivation: Deed Book 1103, Page 296 - Bellingham, Inc. 5/24/79

"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.

THIS 13th DAY OF July 19 83
AMERICAN FEDERAL BANK, F.S.B.
FORMERLY AMERICAN FEDERAL
SAVINGS AND LOAN ASSOCIATION

BY *[Signature]*
BUSINESS *[Signature]*

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
13.20
2658

Lot No. 55, Stokes Road, Bellingham, Simpsonville
which has the address of (Street) (City)
Formerly Fidelity Federal
Savings and Loan Association (herein "Property Address");
(State and Zip Code)

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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FILED
GREENVILLE CO. S. C.
MAY 25 10 18 AM '79
DONNIE S. TANKERSLEY

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