

Fidelity Federal Savings &  
Loan Association  
P. O. Box 1268  
Greenville, S. C. 29602

MAIL TO  
GADDY & LAWRENCE  
P. O. BOX 10267  
GREENVILLE, S. C. 29614

## MORTGAGE

THIS MORTGAGE is made this 21st day of September,  
1979, between the Mortgagor, Douglas O. Taylor  
(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 Two Hundred Five Thousand  
and No/100 (\$205,000.00) Dollars, which indebtedness is evidenced by Borrower's note  
dated September 21, 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 January 1, 2000.

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 of those certain pieces, parcels or lots of land situate, lying  
and being in the State of South Carolina, Greenville County, Butler  
Township, in the City of Greenville, being shown and designated as  
Lots 1 and 2 on a plat entitled "Property of Jamison & Goodwin",  
prepared by R. E. Dalton, Engineer, dated October, 1923, recorded in  
the R.M.C. Office for Greenville County in Plat Book F, Page 179, and  
having, according to said plat, the following courses and distances,  
to-wit:

BEGINNING at an iron pin on the northeastern side of Laurens Road at  
the northwest corner of the intersection of Laurens Road and Simmons  
Avenue (formerly Dalton Street) and running thence along the northwest  
side of Simmons Avenue N. 47-15 E. 200 feet to an iron pin at the  
corner of Lot No. 3; thence along Lot No. 3, N. 42-45 W. 160.4 feet  
to an iron pin at the joint rear corner of Lots 1 and 3; thence S.  
36-28 W. 176.6 feet to an iron pin on the northeastern side of Laurens  
Road; thence with the northeastern side of Laurens Road, S. 30-50 E.  
130 feet to an iron pin, the point of beginning.

This is the identical property conveyed to Douglas O. Taylor by deed  
from William W. Ford and Janie B. Ford dated May 29, 1964, recorded  
on June 1, 1964 in the R.M.C. Office for Greenville County, South  
Carolina in Deed Book 750, Page 85.

ALSO, ALL of that certain piece, parcel or lot of land situate, lying  
and being in the State of South Carolina, County of Greenville, Butler  
Township, City of Greenville, being shown and designated as Lot No. 3  
on a plat entitled "Property of Jamison & Goodwin", prepared by R. E.  
Dalton, Engineer, dated October, 1923, recorded in the R.M.C. Office  
for Greenville County in Plat Book F, Page 179, and having, according  
to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the northwestern side of Simmons Avenue  
(formerly Dalton Street) at the joint front corner of Lots 2 and 3 as  
(CONTINUED ON PAGE 5)

which has the address of 1803 Laurens Road Greenville  
(Street) (City)  
South Carolina 29607 (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 improve-  
ments 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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