

GREENVILLE CO. S. C.
1978
1083

MORTGAGE

1440 771

THIS MORTGAGE is made this 8th day of August 1978, between the Mortgagor, Linda E. Randolph (herein "Borrower"), and the Mortgagee, Fidelity Federal Savings and Loan Association, Greenville, a corporation organized and existing under the laws of South Carolina, whose address is 101 E. Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-One Thousand and NO/100ths (\$21,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 8, 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 September 1, 2008.

26.00
8-9-78

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 County of Greenville, State of South Carolina on the southeastern side of Mayfair Drive and being known and designated as Lot Number 19 and a portion of Lot Number 18, Block C of Mayfair Estates as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book "S" at Pages 72 and 73 and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the southeastern side of Mayfair Drive at the joint front corner of Lots 19 & 20 and running thence along said Drive, S 29-12 W 75 feet to an iron pin; thence, S 60-48 E 150 feet to an iron pin; thence, N 29-12 E 75 feet to an iron pin; thence along the joint line of lots 19 & 20, N 60-48 W 150 feet to the point of beginning.

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This property is conveyed subject to all restrictions, easements, and zoning ordinances of record or on the ground affecting said property.

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This being the same property conveyed unto Linda E. Randolph by deed of W. N. Leslie, Inc. dated and recorded concurrently herewith. Title vested in W. N. Leslie, Inc. by deed of John K. McKay and Carolyn W. McKay, dated July 14, 1978, recorded July 17, 1978, in the RMC Office for Greenville County, S. C. in Deed Book 1083, at Page 259.

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GREENVILLE, S. C.
DOCUMENTARY
STAMP
TAX
\$ 8.40

which has the address of 105 Mayfair Drive, Taylors, South Carolina (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 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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