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GREENVILLE CO. S.C.  
SEP 21 12 20 PM '78  
DORIS S. TINKERSLEY  
R.H.C.

P. O. Box 1268  
Greenville, S. C. 29602

# MORTGAGE

BOOK 1445 PAGE 744

THIS MORTGAGE is made this 29th day of September 1978 between the Mortgagor, CHRISTINE D. FOSTER (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 Sixty Thousand and No/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 29, 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 October 1, 2008.

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 tract of land lying and being at the southeasterly corner of the intersection of North Main Street and East Avondale Drive, in the City of Greenville, S. C., and being designated as Lots 27 and 28, Block H, on plat of Northgate, as revised by R. E. Dalton, May 1939, recorded in the RMC Office for Greenville County, S. C., at Plat Book M, Page 13, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeastern corner of North Main Street and East Avondale Drive and running thence along the easterly side of North Main Street S. 15-20 W. 150 feet to an iron pin, joint front corner of Lots 26 and 27, Block H; thence along the line of Lot 26 S. 74-40 E. 200 feet to an iron pin; thence N. 15-20 E. 150 feet to an iron pin on the southerly side of East Avondale Drive; thence along said Drive N. 74-40 W. 200 feet to an iron pin, the point of BEGINNING.

ALSO, that certain parcel adjacent to the above described premises located on the easterly side of North Main Street, in the City of Greenville, S. C., and being designated as Lot 26, Block H, of Northgate Subdivision, as recorded in Plat Book M, Page 13, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of North Main Street, joint corner of Lots 26 and 27, Block H, said iron pin being 150 feet in a southerly direction from the southeastern corner of the intersection of North Main Street and East Avondale Drive, and running thence along the line of Lot 27 in an easterly direction 200 feet to an iron pin; thence along the rear line of Lots 15 and 29 in a southerly direction 75 feet to an iron pin at the joint corner of Lots 13 and 26; thence along the line of Lot 13 in a westerly direction 200 feet to an iron pin on the easterly side of North Main Street; thence along the easterly side of North Main Street in a northerly direction 75 feet to the beginning corner; saving and excepting from said lot of land that certain portion being the southern one-third of said lot and having a frontage on North Main Street of 25 feet and running back between parallel lines 200 feet, which lot was conveyed by Charles E. McKay to Lucy F. Arnold as will more fully appear in Deed Book 280, Page 87.

This is the same property conveyed to the mortgagor herein by deed of Mildred M. McKay of even date herewith to be recorded,

which has the address of 1736 North Main Street, Greenville, South Carolina 29609 (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.

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