

FILED  
GREENVILLE CO. S. C.

BOOK 1449 PAGE 405

Nov 6 3 19 PM '78

DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 6th day of November,  
1978, between the Mortgagor, FURMAN IVEY STONE  
(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 Twenty-five Thousand  
Two Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note  
dated November 6, 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 December 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:

Unit No. 23 in Knoxbury Terrace Condominium Community, Horizontal Pro-  
perty Regime, in the City of Greenville, County of Greenville, State of  
South Carolina, as more particularly described in a plat recorded in  
the Greenville County RMC Office in Plat Book 6M at Page 44 as prepared  
by Piedmont Engineers, Architects and Planners, Inc., for Yeargin Pro-  
perties, Inc., dated May 5, 1978.

This being the same property conveyed to the Mortgagor herein by deed  
of Yeargin Properties, Inc., dated November 6, 1978, and to be recorded  
simultaneously herewith in the RMC Office for Greenville County, South  
Carolina.

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which has the address of Unit 23, Knoxbury Terrace, Greenville  
[Street] [City]  
South Carolina 29601 (herein "Property Address");  
[State and Zip Code]

1347

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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