

101 E. Washington St.
Greenville, S.C.

FILED
GREENVILLE CO. S. C.

BOOK 1450 PAGE 285

NOV 15 1978
MORTGAGE

THIS MORTGAGE is made this 3rd day of November 1978, between the Mortgagor, Sammie L. Sims and Brenda J. Sims

(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").

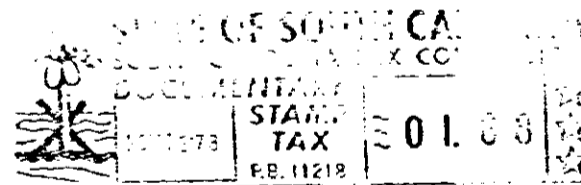
WHEREAS, Borrower is indebted to Lender in the principal sum of Four Thousand, Seven Hundred & No/100-(\$4,700.00)-- Dollars, which indebtedness is evidenced by Borrower's note dated Nov. 3, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1983;

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 City of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot 14, on plat of Adams Mill Estates, which plat is recorded in the RMC Office for Greenville County, S.C. in Plat Book 4-R at Pages 31, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeasterly edge of Whitestone Avenue at the joint front corner of Lots 14 and 15 and running thence with the joint line of said lots, N 27-39 E. 161.2 feet to an iron pin; thence S. 55-13 E. 120 feet to an iron pin at the joint rear corner of Lots 13 and 14; thence with the joint line of said lots, S. 34-47 W. 160 feet to an iron pin on the Northeasterly edge of Whitestone Avenue; thence with the Northeasterly edge of said Avenue, N. 55-13 W. 100 feet to the beginning corner.

This being the same property conveyed to the mortgagors herein by deed of W. D. Erwin, of even date, to be recorded herewith.



which has the address of 14 Whitestone Avenue, Mauldin, South Carolina

(Street) (City)
..... (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.

RECORDED
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