

GREENVILLE CO. S.C.

BOOK 1452 PAGE 24

DEC 4 12 37 PM '78

MORTGAGE

DONNIE S. TANKERSLEY
R.H.S.

THIS MORTGAGE is made this 4th day of December, 1978, between the Mortgagor, Thomas E. Hassett, III & Kathy I. Hassett (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").

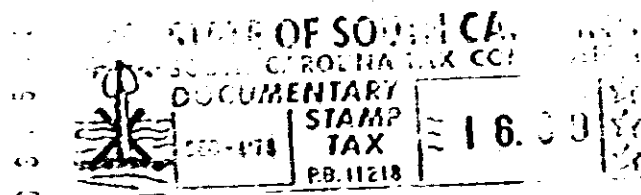
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Two Thousand and No/100 (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 4, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2009;

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 lot of land in Greenville County, State of South Carolina, on the southeastern side of Wood Heights Avenue, being shown as Lot 26 on plat of Section 3 of Edwards Forest dated April 1965, prepared by Dalton & Neves, recorded in Plat Book BBB at page 99, RMC Office for Greenville County, and having the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Wood Heights Avenue at joint front corner of Lots 25 and 26 and running thence with Lot 25, S. 41-36 E. 200 feet to an iron pin at joint rear corner of Lots 32 and 33; thence with Lot 32, N. 48-24 E. 100 feet to an iron pin at corner of Lots 26 and 27; thence with Lot 27, N. 41-36 W. 200 feet to an iron pin on Wood Heights Avenue; thence with said Avenue, S. 48-24 W. 100 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by Deed of Harry G. McDonnold and Jane Nelson McDonnold dated December 4, 1978 and recorded in Deed Book 1093 at Page 77 in the RMC Office for Greenville County.



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which has the address of 103 Wood Heights Avenue, Taylors, South Carolina 29687 (herein "Property Address");
(Street) (City) (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 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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