

FEB 25 09 PM '79
CONNIE S. TARKERSLEY
R.M.C.

100-722

MORTGAGE

THIS MORTGAGE is made this 1st day of February 1979, between the Mortgagor, Robert J. Guible, Jr. (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 Twelve Thousand and No/100 (\$12,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 1, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1994.

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 State of South Carolina, County of Greenville, Greenville Township, being known and designated as Lot No. 14 of the West Boulevard property of I. Saul according to a plat thereof prepared by R. E. Dalton, August, 1924, and recorded in the RMC Office for Greenville County in Plat Book "F", at Page 246, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of West Boulevard, joint front corner of Lots Nos. 12 and 14 and running thence along the joint line of said lots, N. 10-15 W. 154.1 feet to an iron pin, joint rear corner of Lots 13 and 15; thence along the rear line of Lot 15, S. 78-50 W. 60 feet to an iron pin at the rear corner of Lot 17; thence along the line of Lot 16, S. 10-15 E. 154.9 feet to an iron pin on the northern side of West Boulevard, joint front corner of Lots 14 and 16; thence along the northern side of West Boulevard, N. 78-05 E. 60 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of Mary Frances Guible which is being recorded simultaneously herewith.

RECORDED
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which has the address of 14 West Boulevard Greenville
(Street) (City)
S.C. 29611 (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 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.

4328 (RV-2)