

FILED
GREENVILLE CO. S.C.

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MORTGAGE

1457 PAGE 310

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 8th day of February 1979, between the Mortgagor, Mark S. Glasser and Pamela T. Glasser (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 Thirty-Five Thousand and No/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 8, 1979 (herein "Note"), providing for monthly instalments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on August 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 lot of land, located, lying and being in Greenville County, State of South Carolina, near the Town of Mauldin, and being designated as Lot 30, on Revised Plats Nos. 1 and 2 of Verdin Estates Subdivision, said plats being prepared by C. O. Riddle, and dated January 11, 1978, and recorded in the R.M.C. Office for Greenville County in Plat Book 6-H at Pages 47 and 48, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern side of the right-of-way of Fernande Drive at the joint front corner of Lots 30 and 31, and running thence along said right-of-way N. 30-56 E., 80 feet to a point at the joint front corner of Lots 30 and 29; thence N. 59-57 W., 149.7 feet to a point at the joint rear corner of Lots 29 and 30; thence S. 30-43 W., 100 feet to a point at the joint rear corner of Lots 30 and 31; thence S. 59-57 E., 151.6 feet to a point at the joint front corner of Lots 31 and 30; the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of recorded in the Greenville County R.M.C. Office on the 12 day of February, 1979, in Deed Book 1096 at Page 980.

which has the address of Fernandes Drive Greenville South Carolina (State and Zip Code) (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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