

FILED
GREENVILLE CO. S. C.
FEB 15 9 51 AM '79
CONNIE S. TAYLOR
C.L.K.

1407-115

MORTGAGE

THIS MORTGAGE is made this 14th day of February
1979, between the Mortgagor, Rosamond Enterprises, Inc.
(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 February 14, 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 April 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 certain piece, parcel, or lot of land in Austin Township,
Greenville County, State of South Carolina, within the corporate limits
of the City of Mauldin, and being known and designated as Lot Number 60
of a subdivision known as Glendale III, a plat of which is of record
in the R.M.C. Office for Greenville County in Plat Book 4R at Pages
83 and 84, and having the following metes and bounds, to wit:

BEGINNING at a point on the Eastern side of Bangor Street at the joint
front corner of Lots 59 and 60 and running thence with the Eastern side
of Bangor Street S 15-36 W 78 feet to a point at the joint front corner
of Lots 60 and 61; thence S 56-28 E 168.6 feet to a point at the joint
rear corner of Lots 60 and 61; thence N 42-11 E 53.4 feet to a point;
thence N 11-15 E 132 feet to a point at the joint rear corner of Lots
59 and 60; thence S 89-46 W 181.2 feet to a point on the Eastern side
of Bangor Street at the point of beginning.

Being the same property conveyed to Rosamond Enterprises, Inc. by
deed dated January 16, 1979 by William R. Timmons, Jr., recorded in
the R.M.C. Office for Greenville County in Deed Book 1096 at page
28 on February 13, 1979.

which has the address of Lot 60, Glendale Greenville
(Street) (City)
South Carolina (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 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 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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