

FILED
GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 13th day of March 1979, between the Mortgagor, Nancy Jo C. Sullivan A/K/A Nancy Jo C. Powell (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").

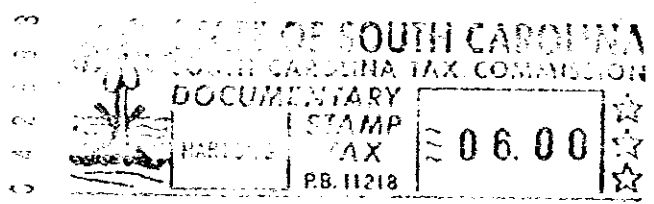
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand and NO/100-- Dollars, which indebtedness is evidenced by Borrower's note dated March 13, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on first day of May, 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: Chick Springs Township, about one mile south of Pleasant Grove Baptist Church, and containing 4.19 acres, as shown on survey and plat entitled "Survey for Nancy Jo C. Sullivan" prepared by Wolfe & Huskey, Inc., dated March 7, 1979, and to be recorded herewith in Plat Book 7B at Page 63, reference to said plat hereby pleaded, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at joint front corner with Farmer lands and Farmer Circle and runs thence along dirt road, S. 09-00 W. 588 feet to old iron pin, front corner with Bishop lands; thence along line of Bishop lands, N. 82-56 W. 621.8 feet to old iron pin; thence N. 54-35 E. 869 feet to old iron pin, the beginning corner, and being triangular in shape.

This is that same property conveyed to Mortgagor by three separate deeds as follows: From Carl D. Coggins and Douglas Ray Coggins to Nancy Jo C. Powell, recorded in Deed Book 809 Page 546 on 8-17-66; From Carl D. Coggins to Nancy Jo C. Sullivan recorded in Deed Book 809 Page 560 on 11-16-66; and, from Douglas Ray Coggins to Nancy Jo C. Sullivan recorded in Deed Book 1015 Page 982 on 3-26-75.

This conveyance is subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.



which has the address of Route #6, Old Highway 14 (P. O. Box 896) Greer, S. C. 29651 (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 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.

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