

MORTGAGE

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THIS MORTGAGE is made this 22nd day of March 1979, between the Mortgagor, Donnie S. Tankersley, Ralph A. Moran & Mary E. Moran (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").

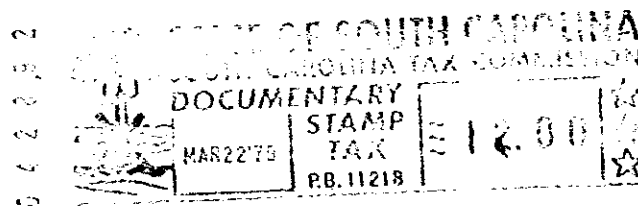
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty thousand and No/100ths (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 22, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1st, 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 piece, parcel or lot of land, situate, lying and being on the southern side of Camden Drive in the County of Greenville, State of South Carolina, being a portion of that 1.11 acre tract as shown on Plat of Bob Sherman, prepared by John C. Smith, RLS, dated December 28, 1978, recorded in Plat Book 6-Y at Page 52 and more recently on Plat of Ralph A. Moran and Mary E. Moran, prepared by Freeland & Associates, dated March 21, 1979, recorded in Plat Book 7 B at Page 83 and being described more particularly, according to the latter survey, to-wit:

BEGINNING at an iron pin on the southern side of Camden Drive at the joint corner of the within described property and property of Sherman and running thence along the common line of said lots S. 03-50-00 W. 229.82 feet to an iron pin; thence N. 86-23-00 W. 190 feet to an iron pin; thence N. 03-59-00 E. 231.07 feet to an iron pin on the southern side of Camden Drive; thence along the southern side of said drive S. 86-00-30 E. 189.4 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Robert Sherman, recorded January 5, 1979 in Deed Book 1094 at Page 849.



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which has the address of Lots 4 & 5 Camden Drive, Piedmont, S. C., 29673 (Street) (City) (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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