

# MORTGAGE

THIS MORTGAGE is made this 6th day of April, 1979, between the Mortgagor, John H. Lippard and Jane C. Lippard (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").

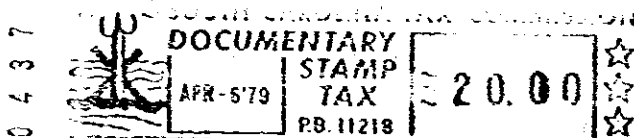
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY THOUSAND AND NO/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 6, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 tract of land containing 16.5 acres, more or less, in the State of South Carolina, County of Greenville, situate on the northern side of S.C. Highway 129 as shown on a plat of Property of Fred C. Garton, recorded in the RMC Office for Greenville County in Plat Book 6-N at Page 72, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern edge of S.C. Highway 129 at the joint front corner with Property of Wingard and running thence with the Wingard line, the following courses and distances: N. 15-02 W., 76.5 feet to an iron pin; N. 20-22 W., 315 feet to an iron pin; N. 56-27 W., 205 feet to an iron pin; N. 10-06 W., 258 feet to an iron pin; N. 30-06 E., 113.8 feet to an iron pin at Poplar; thence N. 24-42 W., 397 feet to an iron pin; thence N. 2-40 E., 80 feet to an iron pin on Property line of Rice Corporation; thence with th line of Rice Corporation, S. 75-06 E., 994 feet to an iron pin on Property line of Rice; thence with the Rice line, S. 18-58 W., 1,126.4 feet to an iron pin in S.C. Highway 129; thence with S.C. Highway 129, N. 73-02 W., 184.8 feet to an iron pin being the point of BEGINNING.

This is the same property conveyed to the mortgagors by Deed of Max M. Rice dated April 6, 1979 and recorded April 6, 1979 in Deed Book 1100 at Page 63, RMC Office for Greenville County, South Carolina.



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which has the address of 16.5 acres Chinquapin Road, Travelers Rest, South Carolina (herein "Property Address");  
[Street] [City]  
[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.

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