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GREENVILLE CO. S. C.  
APR 13 11 15 AM '79  
SUNNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 12th day of April 1979, between the Mortgagor, Charles B. Bell and Rita S. Bell (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").

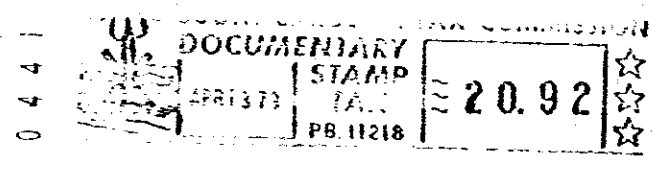
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-two Thousand Two Hundred Sixty and 54/100ths Dollars, which indebtedness is evidenced by Borrower's note dated April 12, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2000

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, with all buildings and improvements thereon, situate, lying and being on the southeastern side of Botany Road, in Greenville County, South Carolina, being shown and designated as Lot No. 291 on a plat of the REVISION OF SECTOR VI, BOTANY WOODS, made by Piedmont Engineering Service, dated May 15, 1963, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book YY, page 131, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Botany Road at the joint front corner of Lots Nos. 290 and 291, and running thence with the common line of said lots, S. 37-45 E., 193.6 feet to an iron pin; thence N. 52-12 E., 140 feet to an iron pin; thence along the common line of Lots Nos. 291 and 292, N. 37-48 W., 189.1 feet to an iron pin on the southeastern side of Botany Road; thence with the southeastern side of Botany Road, S. 53-55 W., 140 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of Robert L. Rice and Suzanne W. Rice to be recorded simultaneously herewith.



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which has the address of 800 Botany Road Greenville, S. C. (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 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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