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GREENVILLE CO. S. C.

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MORTGAGE

VOL 1405 PAGE 80

DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 1st day of May 1979 between the Mortgagor, Edward T. Gibson and Mary Ann Gibson (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").

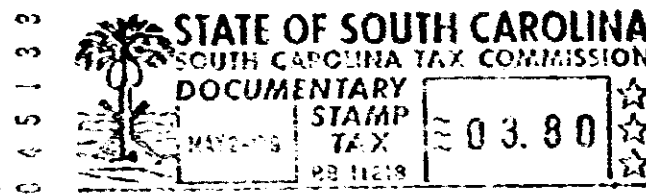
WHEREAS, Borrower is indebted to Lender in the principal sum of Nine thousand five hundred and No/100ths (\$9,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 1st, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1st, 1989

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 lot of land situate on the Northwestern side of Darlington Avenue, in the county of Greenville, State of South Carolina, being shown as Lot #7 on a plat of the property of Ethel Y. Perry Estate, dated March, 1946, prepared by W. J. Riddle and recorded in Plat Book Q at Page 26 in the RMC Office for Greenville County; and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Darlington Avenue at the joint front corner of Lots 6 and 7 and running thence with Lot 6 N. 47-30 W. 162 feet to an iron pin at the joint rear corner of Lots 6, 7 and Lot 18; thence with Lot 18 N. 5-35 W. 55 feet to an iron pin at the joint rear corner of Lots 7, 17 and 18; thence with the line of Lot 17 N. 84-28 E. 33.8 feet to an iron pin at the joint rear corner of Lots 7 and 8; thence with Lot 8 S. 47-East 182.4 feet to an iron pin on the Northwestern side of Darlington Avenue. Then with Avenue S. 43 W. 60 feet to the point of beginning.

DERIVATION: Deed of Thomas Allen Hindman and Frances C. Hindman, recorded May 2nd, 1978 in Deed Book 1101 at Page 630.



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which has the address of 411 Darlington Avenue, Greenville, S. C. 29609 (Street) (City) (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 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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