

Mortgagee's Address:
P. O. Box 1268
Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.

MORTGAGE

VOL 1455 PAGE 387

MAY 4 4 10 PM '79

THIS MORTGAGE was made this 4TH day of MAY 1979, between the Mortgagor, Governors Square Associates, A Partnership (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").

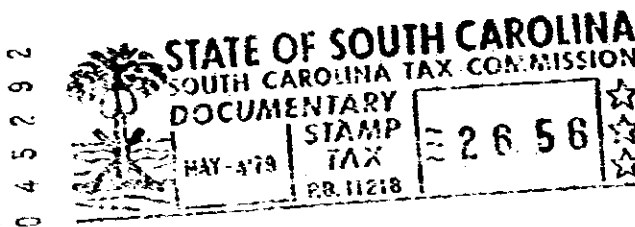
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-six Thousand Four Hundred and 00/100 (\$66,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 4, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 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 northern side of Dover Drive in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 48 of plat of Cambridge Park prepared by Dalton & Neves, dated June 1, 1972, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-R, at Page 11 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Dover Drive at the joint front corner of Lots 48 and 49 and running thence with the line of Lot 49 N. 0-48 E. 122 feet to an iron pin in the line of Lot No. 19 at the joint rear corner of Lots 48 and 49; thence with the line of Lot 19 S. 87-25 E. 50 feet to an iron pin at the joint rear corner of Lots 19, 47, and 48; thence with the line of Lot 47 S. 34-39 E. 125.4 feet to an iron pin on the northern side of Dover Drive at the joint front corner of Lots 47 and 48; thence with the northern side of Dover Drive the following courses and distances: S. 73-01 W. 65.9 feet to an iron pin; N. 87-25 W. 60 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor herein by deed of Dee Smith Co., Inc., dated March 31, 1978, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1076, at Page 942 on April 12, 1978.



which has the address of Lot 48 Dover Drive, Taylors, S. C. (City)

(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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