

Dobson & Dobson

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GREENVILLE CO. S. C.

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MORTGAGE BONNIE S. TANKERSLEY VOL 1465 PAGE 886
R.M.C.

THIS MORTGAGE is made this 9th day of May 1979, between the Mortgagor, C. Allen Bruce and Agnes D. Bruce (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 One Hundred Forty Eight Thousand and No/100 (\$148,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 9, 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 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:

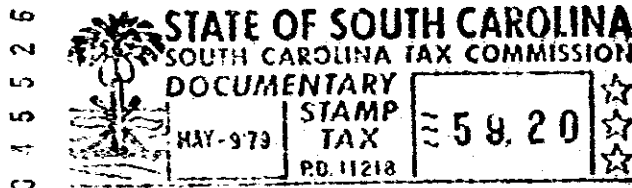
ALL those pieces, parcels or lots of land, together with buildings and improvements, situate, lying and being on the Southern side of McIver Street in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lots Nos. 4, 5 and 6, Block B, on a Map of FOREST HILLS, made by T. C. Adams, Surveyor, dated September 23, 1936, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book D, Page 206, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of McIver Street at the joint front corner of Lots Nos. 3 and 4, Block B, and running thence along the common line of said lots S.1-45 W., 195 feet to an iron pin; thence along the rear lines of Lots Nos. 33, 34, and 35, S. 89-30 E., 135 feet to an iron pin at the joint rear corner of Lots Nos. 6 and 7; thence along the common line of said lots N. 2-00 E., 187 feet to an iron pin of McIver Street; thence along the Southern side of McIver Street N. 87-00 W., 135 feet to an iron pin, the beginning corner.

This property is hereby conveyed subject to the rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said property.

This is the same property conveyed to the Mortgagors by deed of Frank H. Kaufmann and Janet M. Kaufmann dated May 9, 1979 and recorded May 9, 1979 in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1102 at Page 77.

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which has the address of 402 McIver Street Greenville South Carolina 29605 (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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