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GREENVILLE CO. S. C.

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MORTGAGE

MAY 10 2 37 PM '79

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 9 day of May, 1979, between the Mortgagor, James Thomas Ballentine

(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").

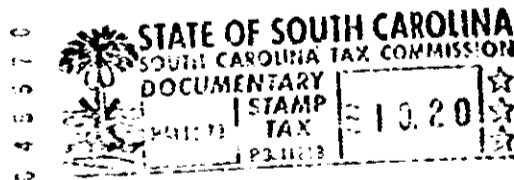
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY FIVE THOUSAND FOUR HUNDRED FORTY AND 22/100 (\$25,440.22) Dollars, which indebtedness is evidenced by Borrower's note dated May 9, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 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 lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being all of Lot 15 on Plat of Revision of Lots 12-15 of Leawood Hills made by Carolina Engineering and Surveying Company, May, 1963, and the Northeastern one-half of Lot 16 on a plat entitled "Leawood Hills", made by Terry T. Dill, Surveyor, dated October, 1958, and having according to a recent survey made by Carolina Engineering and Surveying Company, April 30, 1979 entitled "Property of James Thomas Ballentine", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of E. Perry Road, corner of Lot 16, which pin is 1511.2 feet Southwest from the Northeastern corner of Poinsett Highway and E. Perry Road; thence with a new line through the center of Lot 16, N. 46-38 W., 111.9 feet to an iron pin; thence N. 43-15 E., 140 feet to an iron pin, corner of Lot 14; thence with the line of said Lot, S. 46-38 E., 112.2 feet to an iron pin on the Northwestern side of E. Perry Road; thence with the Northwestern side of said Road, S. 43-22 W., 140 feet to the beginning corner.

This is the same property conveyed to the mortgagor by Deed of Daniel L. Fry and David A. Fry recorded May 9, 1979.



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which has the address of 1049 E. Perry Road Greenville, S.C. (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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