

FILED
GREENVILLE CO. S. C.

VOL 1466 PAGE 657

MORTGAGE

MAY 16 4 22 PM '79

JOHNIE S. TANKERSLEY

16

THIS MORTGAGE is made this day of May
19..79, between the Mortgagor, James Morris Dowling

(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").

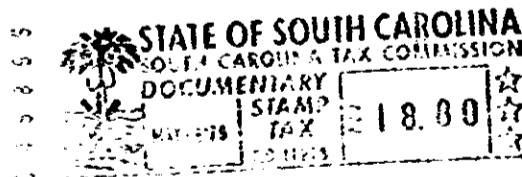
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Seven Thousand and
No/100ths (\$47,000.00) Dollars, which indebtedness is evidenced by Borrower's note
dated May 16, 1979 (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on November 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 piece, parcel or tract of land situate, lying and being on the southern side
of McCall Road (sometimes known as Log Shoals Road), near the Town of Simpsonville,
in Greenville County, South Carolina, being shown and designated as 5.950 acres on a
plat of the Property of James M. Dowling, made by John R. Long, Surveyor, dated
April 29, 1979, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a spike in the center line of the McCall Road at the northeasternmost corner
of a 6.15 acre tract shown on a plat recorded in Plat Book 6-B, page 91, and running
thence S. 5-51-42 W. 97.26 feet to a stone; thence N. 89-5-17 W. 723.31 feet to a stone;
thence N. 87-40-7 W. 199.79 feet to a point (old corner of 6.40 acre tract); thence N.
87-33-2 W. 389.28 feet to a point; thence N. 87-33-2 W. 22 feet to a point in or near
the center line of a branch; thence with the center line of a branch known as Rocky Creek,
the traverse line being N. 14-14-56 W. 46.85 feet to a point; thence N. 87-48-60 E. along
the line of property retained by the Grantors, 19.69 feet to a point; thence N. 87-49-0
E. 408.70 feet along said line to a point; thence N. 19-29-30 E. 268.19 feet to a point;
thence continuing along said line, S. 71-25-16 E. 39.25 feet to a point; thence S.
71-22-26 E. 62.86 feet to a point; thence S. 79-24-28 E. 173.06 feet to a point; thence
N. 87-24-0 E. 34.55 feet to a point; thence N. 65-10-16 E. 40.56 feet to a point; thence
N. 48-16-0 E. 43.40 feet to a point; thence N. 33-50-16 E. 15.95 feet to a spike in the
center line of the McCall Road; thence with the center line of McCall Road, S. 61-14-60
E. 522.59 feet to the point of beginning.

Being the same property conveyed to the Mortgagor herein by deed of Charles L.
Doughty and Lillian E. Doughty, said deed being dated October 27, 1978 and recorded
in the R.M.C. Office for Greenville County in Deed Book 1090, at page 662.



which has the address of McCall Road Simpsonville
[Street] [City]
S.C. 29681 (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 improve-
ments 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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