

GREENVILLE CO. S. C.

MAY 24 9 17 AM '79

MORTGAGE

DONNIE S. TANKERSLEY
R.H.C.

THIS MORTGAGE is made this 23 day of May 1979, between the Mortgagor, DONALD RAY MOORE AND MARY ELIZABETH MOORE (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").

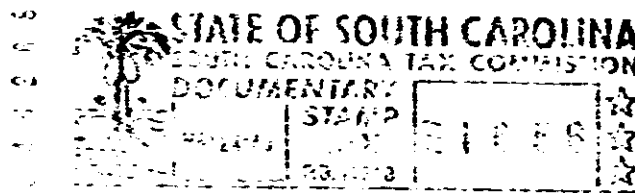
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-ONE THOUSAND FOUR HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated MAY 23, 1979 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on MAY 1, 2007

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, situate, lying and being in the City of Mauldin, Greenville County, South Carolina, on the northern side of Holly Lane, being shown and designated as Lot 76 on a Plat of HOLLY SPRINGS, Section II, dated November 1, 1972, recorded in the RMC Office for Greenville County in Plat Book 4-R, at Page 54, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the northern edge of Holly Lane at the joint front corner of Lots 75 and 76, and running thence N. 74-57 W. 75 feet to an iron pin at the intersection of Holly Lane and Springvale Drive; thence with said intersection, N. 32-26 W. 36.9 feet to an iron pin on the eastern edge of Springvale Drive; thence with said Drive, N. 10-05 E. 135.9 feet to an iron pin at the joint front corner of Lots 76 and 60; thence S. 79-15 E. 113 feet to the joint rear corner of Lots 75 and 76; thence with the common line of said Lots, S. 14-41 W. 168.3 feet to an iron pin, the point of beginning.

Derivation: Deed Book 1103, Page 169 Charles G. Schmid, Jr., and Jo W. Schmid 5/23/79



which has the address of 206 Springvale Drive, Holly Springs Mauldin, S. C. 29662 (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 seized 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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