

LEATHERWOOD, WALKER, TODD & MARK  
FILED  
GREENVILLE CO. S. C.

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MAY 29 2 59 PM '79

# MORTGAGE

DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 25 day of May 1979, between the Mortgagor, MARY LOUISE EARLE

(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").

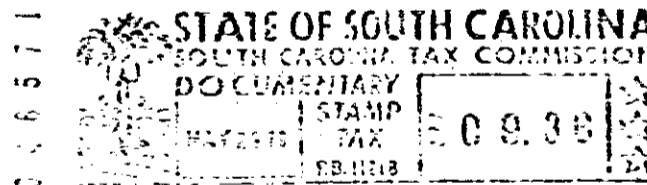
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Three Thousand Four Hundred and 00/100 (\$23,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of 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 that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, and being shown as Lots Nos. 10, 11 and 12 according to a plat of Grove Park dated April, 1939 and recorded in the R.M.C. Office for Greenville County in Plat Book J at Pages 68 and 69, and having, according to a more recent plat entitled "Property of Mary Louise Earle" by Webb Surveying & Mapping Co. dated May, 1979, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western edge of Grove Road at the joint front corner of Lots 12 and 13 and running thence with the line of Lot 13, N. 63-58 W. 154.5 feet to an iron pin; thence N. 26-02 E. 75 feet to an iron pin at the joint rear corner of Lots 9 and 10; thence with the line of Lot 9, S. 63-58 E. 154.5 feet to an iron pin on the Western edge of Grove Road; thence with Grove Road, S. 26-02 W. 75 feet to an iron pin, the point of beginning.

BEING the same property conveyed to the Mortgagor herein by deed of H. B. Eskew, said deed being dated of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1103 at Page 500.



which has the address of 310 Grove Road Greenville, South Carolina (Street) (City) (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 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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