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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.H.C.

VOL 1468 PAGE 217

MORTGAGE

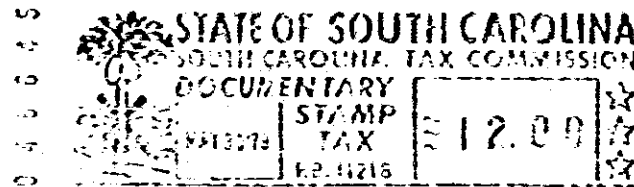
THIS MORTGAGE is made this 29th day of May, 1979, between the Mortgagor, James W. Fayssoux and Catherine H. Fayssoux (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 29, 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 June 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 lot of land lying in the State of South Carolina, County of Greenville, in the City of Greenville, on the southwestern side of Corrine Drive being shown as Lot No. 95 of Block C on a plat of University Heights recorded in Plat Book BB at Page 21 and being further described as follows, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 96 and 95 on the southwestern side of Corrine Drive and running thence along the line of Lot 96, S. 58-47 W. 215.6 feet to an iron pin at the corner of Lot 42; thence along the line of Lot 42, N. 31-16 W. 100.05 feet to an iron pin at the corner of Lot 94; thence along the line of Lot 94, N. 58-47 E. 215.7 feet to an iron pin on the southwestern side of Corrine Drive; thence along Corrine Drive, S. 31-13 E. 100 feet to the beginning corner; being the same conveyed to Mortgagors herein by deed of Lawrence W. McGraw of even date to be recorded herewith.



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which has the address of 121 Corrine Drive, Greenville, South Carolina (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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