

FILED
GREENVILLE CO. S. C.

JUN 11 4 45 PM '79

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

VOL 1469 PAGE 738

THIS MORTGAGE is made this 11th day of June 1979, between the Mortgagor, Geraldine L. Cunningham (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 Sixty Eight Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 11, 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 _____, State of South Carolina:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 85 on plat of Holly Tree Plantation, recorded in Plat Book 4 X at page 37 and having the following courses and distances:

BEGINNING at an iron pin on Spring Hill Drive, joint front corner of Lots 85 and 86 and running thence with the joint line of said lots, S. 78-26-09 W. 222.11 feet to an iron pin; thence along the rear line of Lot 85, N. 27-41-02 W. 140.52 feet to an iron pin, joint rear corner of Lots 84 and 85; thence with the joint line of said lots, N. 83-59-33 E. 267.10 feet to an iron pin on Spring Hill Drive; thence along Spring Hill Drive, S. 9-00 E. 109.2 feet to an iron pin, the point of beginning.

Being the same property conveyed by Audrey Taylor Meunier by deed recorded July 5, 1977 in Deed Book 1059 at page 840.

which has the address of Spring Hill Drive, Simpsonville, S. C. (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 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.

GCTO --- JUN 11 1979 1407
GCTO --- JUN 11 1979 1408
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.15001

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
\$ 7.20

18370

4328 RV.2