

FILED
GREENVILLE CO. S. C.

VOL 1470 PAGE 702

MORTGAGE

JUN 19 4 18 PM '79

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 13th day of JUNE 1979, between the Mortgagor, BERNADINE C. DOWLING AND PAUL C. CAREY AND M. L. 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").

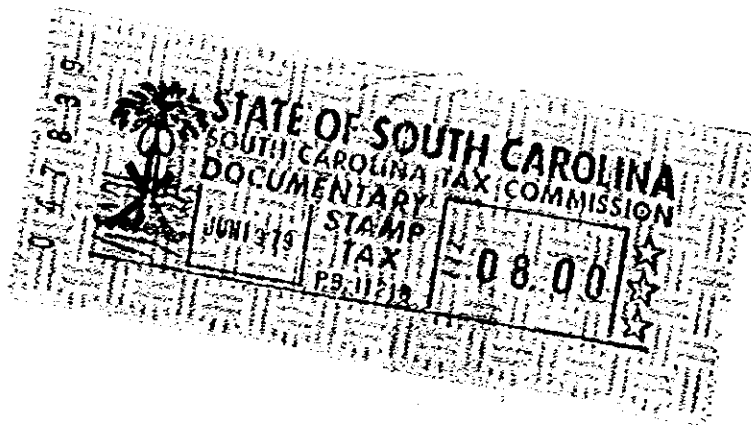
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated JUNE 13, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on JUNE 1, 1999;

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, with the buildings and improvements thereon, lying and being on the westerly side of North Garden Circle, near the City of Greenville, S. C., and being shown as the northerly one-half of Lot No. 54 as shown on the plat of North Garden as recorded in the RMC Office for Greenville County, S. C. in Plat Book EE, Page 63, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of North Garden Circle joint front corner of Lots Nos. 34 and 54 and running thence along said Circle S. 9-11-60 E. 70.13 feet to an iron pin; thence running S. 80-11-37 W. 176.43 feet to an iron pin; thence running N. 9-11-60 W. 70 feet to an iron pin; thence running N. 80-9-7 E. 176.43 feet to an iron pin, the point of beginning.

Derivation: Deed Book 791, Page 433 - Bernard F. Carey 2/9/66



GCTO -----2 JUN 19 79 1507

which has the address of 10 North Garden Circle Greenville, S. C. 29615 (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.

4328 RV-2