

101 E. Washington Street
Greenville, S. C. GREENVILLE CO. S.C.

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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 29th day of June 1979, between the Mortgagor, Douglas A. Nelson (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").

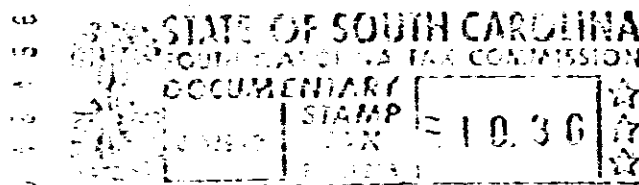
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand Eight Hundred Twenty-Six and 68/100 Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2002;

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 buildings and improvements thereon, lying and being on the southeastern side of Engle Drive, near the City of Greenville, in the County of Greenville, South Carolina, being known and designated as Lot No. 37 on a plat of Section 2, Oakland Terrace, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4E, at page 193, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeasterly side of Engel Drive, said pin being the joint front corner of Lots 36 and 37, and running thence with the southeasterly side of Engel Drive, N. 41-25 E., 100 feet to an iron pin at the joint front corner of Lots 37 and 38; thence with the common line of said lots, S. 48-35 E., 175 feet to an iron pin at the joint rear corner of Lots 37 and 38; thence turning and running S. 41-25 W., 100 feet to an iron pin, the joint rear corner of Lots 36 and 37; thence with the common line of said lots, N. 48-35 W., 175 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Charles A. Wilson, II, and Elizabeth R. Wilson, of even date, to be recorded herewith.



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which has the address of 15 Engle 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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