

GREENVILLE CO. S. C.

JUN 3 2 40 PM '79

CONNOR T. FRASERLEY  
R.M.C.

# PLEASE MAIL MORTGAGE

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THIS MORTGAGE is made this 28th day of June, 1979, between the Mortgagor, James D. Puckett and Judith A. Puckett

(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 One Hundred, Twelve Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated June 28, 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 December 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 Greenville, State of South Carolina:

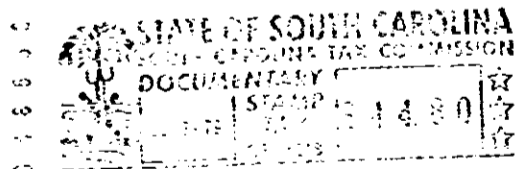
All that lot of land in the State of South Carolina, County of Greenville, lying on the southeasterly side of Blacks Drive and containing 2 acres according to a "Property Survey for James D. Puckett and Judith A. Puckett," prepared by Arbor Engineering, dated May 15, 1979, a copy of which is attached hereto and is hereby made a part of this mortgage.

THIS is a portion of a 6.97 acre tract as shown on a plat prepared for Gene Smith by Arbor Engineering, recorded in Plat Book 6-M at page 76 which tract was conveyed to the mortgagors by deed of Marcus Eugene Smith and Linda Jane Allen Smith, recorded on March 20, 1979 in Deed Book 1098 at page 786.

ALSO, AS ADDITIONAL SECURITY, all that lot of land in the State of South Carolina, County of Greenville, contiguous to the two-acre tract described above, containing 4.97 acres, more or less, consisting of all of the remaining portion of that 6.97 acre tract as shown on the aforementioned plat recorded in Plat Book 6-M at page 76 in the RMC Office for Greenville County.

The aforesaid 4.97 acre tract is subject to a first mortgage held by Marcus Eugene Smith and Linda Jane Allen Smith in the original amount of \$29,465.00, dated March 16, 1979 and recorded in Mortgage Book 1460 at page 281, on March 20, 1979.

THE 6.97 acre tract is the identical property conveyed to the mortgagor by deed of Marcus Eugene Smith and Linda Jane Allen Smith, recorded on March 20, 1979 in Deed Book 1098 at page 786.



which has the address of Blacks Drive, Greenville, 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 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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