

FILED
GREENVILLE CO. S.C.

JUL 5 4 42 PM '79

DONNIE S. BANKER
R.M.C.

MORTGAGE

1472 504

THIS MORTGAGE is made this 5th day of July, 1979, between the Mortgagor, Robert L. McCuen, Jr. and Rebecca Ann McCuen (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-Three Thousand Eight Hundred Seventy-Four and 46/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 5, 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 July 1, 1999.

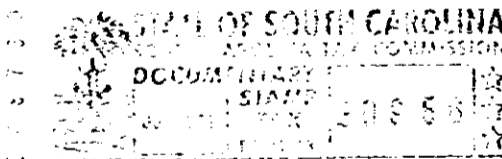
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Roscoe Drive and being known and designated as Lot No. 6 on plat of BROOKHAVEN Subdivision recorded in the RMC Office for Greenville County in Plat Book RR at Page 41, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Roscoe Drive, joint front corner of Lots Nos. 6 and 7 and running thence S.10-55 W. 170 feet to an iron pin; running thence N.79-25 W. 100 feet to an iron pin; running thence N.10-55 E. 170 feet to an iron pin on the southern side of Roscoe Drive; running thence with the southern side of Roscoe Drive, S.79-25 E. 100 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Bobby D. Strange recorded in the RMC Office for Greenville County on July 5, 1979.

THE mailing address of the Mortgagee herein is P. O. Box 1268, Greenville, South Carolina 29602.



which has the address of 310 Roscoe Drive, Greer, South Carolina (herein "Property Address");
[Street] [City] [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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