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GREENVILLE CO. S. C.
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MORTGAGE

THIS MORTGAGE is made this 6th day of July, 1979, between the Mortgagor, Suzanne H. Ross (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").

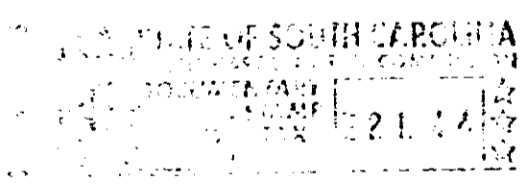
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Three Thousand Six Hundred and No/100 (\$53,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 5, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2010

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, and being known and designated as Lot No. 113 on a plat of Pine Brook Forest Subdivision according to plat prepared by Charles K. Dunn, Surveyor, as recorded in the R.M.C. Office for Greenville County in Plat Book 4X, at Pages 48 and 49 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Holly Circle at the intersection of Lots 113 and 114 and running thence along the common line of side lots N. 16-35 W. 100 feet to a point; thence N. 54-07 W. 100 feet to a point on the southern edge of Pine Wood Drive; thence along Pine Wood Drive S. 31-02 W. 215.5 feet to a point at the intersection of Pine Wood Drive and Holly Circle; thence along the intersection the chord of which is S. 46-24 E. 40 feet to a point; thence along Holly Circle N. 73-25 E. 200 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of James L. Dunaway and Helen G. Dunaway recorded in the R.M.C. Office for Greenville County in Deed Book 1088, at Page 113 on September 19, 1978.



which has the address of Lot 113 Pine Brook Forest Holly Circle Mauldin 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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