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MORTGAGE

THIS MORTGAGE is made this 23rd day of July 1979, between the Mortgagor, A. G. WALL AND BETTY D. WALL (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 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 23, 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 January 1, 1992.

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 those pieces, parcels or lots of land situate, lying and being near the Town of Travelers Rest, County of Greenville, State of South Carolina, being known and designated as Lots Nos. 33 and 34 of Coleman Heights Subdivision as shown on a revised plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK at page 29, and having, according to a more recent plat prepared by Carolina Surveying Co., dated July 20, 1979, entitled "Property of A. G. Wall and Betty D. Wall", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 73 at page 80, the following metes and bounds:

BEGINNING at an iron pin on the Western side of West Drive at the joint front corner of Lots Nos. 34 and 35, and running thence with the line of Lot No. 35 S. 74-20 W. 170.4 feet to an iron pin on the Eastern side of a 20 foot alley; thence with the Eastern side of said alley S. 14-20 E. 92.1 feet to an iron pin on the Northeastern side of Alta Vista Circle at the joint corner of Lots 33 and 34; thence with the Northeastern side of Alta Vista Circle S. 54-26 E. 75 feet to an iron pin; thence continuing with the Northeastern side of Alta Vista Circle S. 47-03 E. 75 feet to an iron pin; thence with the curve of the intersection of Alta Vista Circle and West Drive, the chord of which is N. 61-46 E. 69.4 feet to an iron pin on the Western side of West Drive; thence with the Western side of West Drive N. 6-52 W. 100 feet to an iron pin; thence continuing with the Western side of West Drive N. 14-09 W. 100 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Vera G. Quinn, dated August 21, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1085 at page 767 on August 21, 1978.

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which has the address of Travelers Rest, South Carolina 29690 (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 seised 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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