

FILED
GREENVILLE CO. S. C.
JUL 23 4 34 PM '79
DONNERS BANKERSLEY
R.M.C.

MORTGAGE

1414 302

THIS MORTGAGE is made this 23rd day of July, 1979, between the Mortgagor, M. H. Sullivan (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").

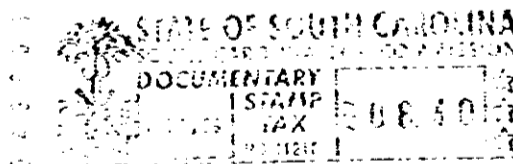
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-one thousand and No/100ths (\$21,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 23, 1979 (herein "Note"), providing for monthly instalments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1st, 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 piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being on the southeastern side of Westcliffe Way in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 74 on Plat of Westcliffe, recorded in the RMC Office for Greenville County in Plat Book JJJ at Page 75 and being described more particularly according to a recent plat of M. H. Sullivan, dated July 20, 1979, prepared by Freeland & Associates, recorded in Plat Book 7-J at Page 93, to-wit:

BEGINNING at an old iron pin on the southeastern side of Westcliffe Way at the joint front corner of Lots 74 and 75, said iron pin being approximately 330.9 feet southwest of the intersection of Westcliffe Way and White Haven Drive and running thence along the common line of said lots S. 31-18 E. 182.2 feet to an old iron pin at the joint rear corner of said lots; thence S. 57-00 W. 130 feet to a new iron pin at the joint rear corner of Lots 73 and 74; thence N. 30-28 W. 162.4 feet to a new iron pin on the southeastern side of Westcliffe Way; thence along Westcliffe Way N. 44-53 E. 70 feet to a new iron pin; thence N. 52-01 E. 60 feet to an old iron pin, the point of beginning.

DERIVATION: Deed of William B. Thomason, Jr. and Betty W. Thomason recorded July 23, 1979 in Deed Book 1107 at Page 472.



which has the address of 301 Westcliffe Way, 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 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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