

RECORDED
S.C.
2 36 PM '79
E. M. ERSLEY

MORTGAGE

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THIS MORTGAGE is made this 24th day of July 1979, between the Mortgagor, Davidson Enterprises, Inc. (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").

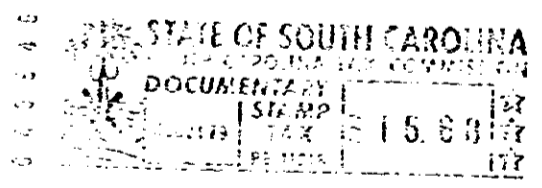
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-nine Thousand Two Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 24, 1979 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, 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 piece, parcel or lot of land with all buildings and improvements now or hereafter constructed thereon, situate, lying and being on the southwestern side of Harness Trail in Greenville County, South Carolina, being shown and designated as Lot No. 88 on a plat of Heritage Lakes Subdivision dated March 11, 1974, revised on October 20, 1977 made by Heaner Engineering Company, Surveyors, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 6-H, Pages 16, 18 and 19 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southwestern side of Harness Trail at the joint front corner of lots nos. 87 and 88 and running thence with the common line of said lots, S. 44-36-20 E. 195 feet to an iron pin; thence N. 45-23-40 E. 110 feet to an iron pin; thence N. 44-36-20 W. 195 feet to a point on Harness Trail; thence along the southwestern side of Harness Trail, S. 45-23-40 W. 110 feet to the point of beginning.

The above property is a part of the same property conveyed to Davidson Enterprises, Inc. by deed of Comfortable Mortgages, Inc. recorded in Deed Book 1098 at Page 950 on March 21, 1979.



which has the address of Lot 88, Harness Trail, Heritage Lakes, Greenville, 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 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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