

P. O. Box 1268
Greenville, S. C. 29602

FILED
GREENVILLE S.C.

JUL 14 1979

MORTGAGE

JUL 26 11 12 AM '79

DONNIE T. SPERSLEY
R.M.C.

THIS MORTGAGE is made this 24th day of July, 1979, between the Mortgagor, ROY H. GAY and BLANCHE M. GAY (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").

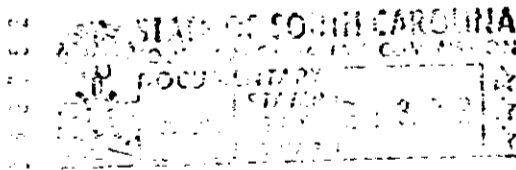
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-FOUR THOUSAND TWO HUNDRED TWENTY-FIVE and 55/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 24, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1979.

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 Greenville County, South Carolina, being shown and designated as Lot 2 on a Plat of Section 2, HERITAGE HILLS, recorded in the RMC Office for Greenville County in Plat Book WWW, at Page 15, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the westerly side of Iverson Street at the joint front corner of Lots 1 and 2 and running thence with the common line of said Lots, S 70-27 W, 139.5 feet to an iron pin; thence N 22-54 W, 103.0 feet to an iron pin; thence N 67-35 E, 139.5 feet to an iron pin on the westerly side of Iverson Street; thence with said Street, S 22-50 E, 110.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Thomas M. Donovan and Linda J. Donovan, dated July 24, 1979, to be recorded simultaneously herewith.



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which has the address of 103 Iverson Street, Greenville, S. C. 29615, (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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