

CO. S. C.
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MORTGAGE

THIS MORTGAGE is made this 26th day of July 19. 79, between the Mortgagor, Robert H. Rosamond and Martha Lou M. Rosamond (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 Ten Thousand and No/100-- Dollars, which indebtedness is evidenced by Borrower's note dated 26 July 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 1 August 1989.

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 tract of land situate in said County and State on the westerly side of White Horse Road having according to a plat prepared by Robert R. Spearman dated 23 July 1979 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the joint line of this lot at property now or formerly of Ruth C. Rosamond and running thence with the right-of-way of White Horse Road S. 22-35 E. 77 feet to an iron pin; thence turning and running with property now or formerly of McHugh S. 50-45 W. 207.7 feet to an iron pin; thence turning and running with said property of Ruth C. Rosamond N. 22-14 W. 161.22 feet to an iron pin; thence turning and running N. 74-30 E. 199.5 feet to the point of beginning.

This being a portion of the property conveyed to Mortgagors herein by deeds of Ruth C. Rosamond recorded in Deed Book 578 at page 384 dated and recorded 13 June 1957; and dated and recorded 13 July in Deed Book 578 at page 382 and Dated 12 February 1957 in Deed Book 571 at page 25.

Address of Mortgagee: Post Office Box 1268, Greenville, SC 29602

STATE OF SOUTH CAROLINA
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which has the address of 3121 White Horse Road Greenville South Carolina 29611 (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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