

FILED
SOUTH CAROLINA
JUL 26 1979
GREENVILLE
SOUTH CAROLINA

MORTGAGE

1414 912

THIS MORTGAGE is made this 26th day of July, 1979, between the Mortgagor, Harvey L. Russell and Linda G. Russell (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").

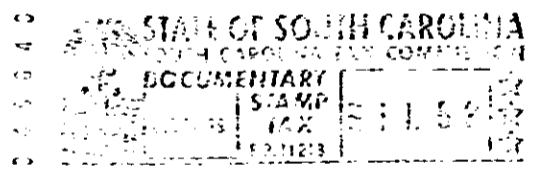
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Eight Thousand Seven Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 26, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2010.

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 situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Property of Harvey L. Russell, Jr. and Linda G. Russell, as prepared by Clifford C. Jones on June 11, 1979, and recorded in Plat Book 7K, at Page 4, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of S.C. Highway #11 and running thence with said Highway, S. 71-03 E. 609.8 feet to a point; thence running S. 72-08. E. 159.6 feet to a point; thence turning and running N. 18-30 W. 434.2 feet to a point; thence turning and running S. 86-45 W. 819.4 feet to a point; thence turning and running S. 22-14 W. 127.8 feet to the point of beginning, containing 5 acres, more or less.

Derivation: Eva C. Thomas, Deed Book 1101, page 987, recorded May 8, 1979.



which has the address of Route 3, Travelers Rest, 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.

2160

4328 RV-2