

FILED
CO. S. C.
DONALD W. TINKERSLEY
R.H.C.
JUL 30 1979

MORTGAGE

THIS MORTGAGE is made this 30th day of JULY 1979, between the Mortgagor, PAUL R. CARNEY AND SANDRA R. CARNEY (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").

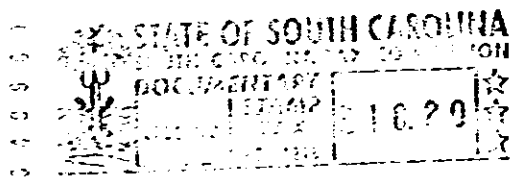
WHEREAS Borrower is indebted to Lender in the principal sum of FORTY THOUSAND FOUR HUNDRED TWENTY-NINE AND 61/100 Dollars, which indebtedness is evidenced by Borrower's note dated JULY 30th, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on JULY 1, 2005

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Mauldin, being known and designated as Lot No. 7 of a subdivision known as Glendale III, a plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-R, at Pages 83 and 84, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Fargo Street, joint front corner of Lots 7 and 8, thence S. 49-50 W. 100 feet to a point, joint front corner of Lots 6 and 7; thence with the common line of Lots 6 and 7, N. 40-10 W. 258.8 feet to a point, joint rear corner of said lots; thence turning and running N. 46-43 E. 100.15 feet to a point, joint rear corner of Lots 7 and 8; thence turning and running with the common line of Lots 7 and 8, S. 40-10 E. 264.2 feet to the point of beginning.

Derivation: Deed Book 1108, Page 114 - George F. Durovchic and Frances M. MacDonald, Now Frances M. Durovchic 7/30/79



which has the address of 923 Fargo Street, Glendale III, Mauldin (Street) (City) S. C. 29662 (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 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.

GCTO --- 1 JUL 30 79 008 7.5001

4328 RV-2