

REC'D
S. C.
AUG 24 PM '79
MCCALLISTER

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MORTGAGE

THIS MORTGAGE is made this 13th day of August, 19 79, between the Mortgagor, J. W. Moon, Jr. (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-Four Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 13, 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, 1994

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 Greenville County, South Carolina, being shown as Lot No. 99 of Langley Heights, plat of which is recorded in Plat Book N, at Page 133, and according to a more recent plat made by Carolina Surveying Company recorded in Plat Book 7M, at Page 45, having the following metes and bounds, to-wit:

BEGINNING at a point on the northeasterly side of Hawthorne Lane at the joint front corner of Lots Nos. 98 and 99 and running thence with Hawthorne Lane N. 50-52 W., 65 feet to a point on Mills Avenue; thence with Mills Avenue N. 38-15 E., 331 feet; thence S. 61-50 E., 66.2 feet; thence S. 38-15 W., 343.5 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of McAllister heirs recorded in the RMC Office for Greenville County on May 4, 1962 in Deed Book 697 at Page 403.

STATE OF SOUTH CAROLINA
DOCUMENTARY
1979
AUG 24 1979

which has the address of 421 Mills Avenue Greenville, S. C. 29605 (herein "Property Address");
[Street] [City]
[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 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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