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MORTGAGE

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THIS MORTGAGE is made this 10 day of August, 1979, between the Mortgagor, Bruce A. McDonald and Susan H. McDonald (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 Eleven Thousand, Four Hundred Twenty-seven and 22/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 10, 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, 1995.

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 lot of land in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 25 in Subdivision of Mountain Shadows, shown on plat of Mountain Shadows recorded in Plat Book 4N at Page 7 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Broomfield Drive at the joint front corner of Lot 25 and Lot 26 and running thence with Broomfield Drive, N. 49-0 E. 111.5 feet to an iron pin; thence with the curvature of Broomfield Drive, S. 84-30 E. 33.8 feet to a point on Plano Drive; thence with Plano Drive, S. 36-08 E. 125.5 feet to an iron pin on Plano Drive at joint corner of Lot 25 and Lot 29; thence along rear lot line of Lot 29, S. 49-0 W. 123.8 feet to an iron pin; thence along joint line of Lot 25 and Lot 26, N. 41 W. 150 feet to the point of beginning; and being the same property conveyed to the Borrowers herein by deed of David F. Friddle and Marcelle B. Friddle, dated August 8, 1979, and recorded herewith in the RMC Office of Greenville County, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
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which has the address of 505. Plano Drive Greenville, S. C. 29609 (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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