

RECORDED  
1979  
AUG 29 1 39 PM '79  
R.M.C. OFFICE  
GREENVILLE, S.C.  
W. H. C. BRYERSLEY

1418 040

# MORTGAGE

THIS MORTGAGE is made this 29th day of August 1979, between the Mortgagor, James L. Knorr and Dianna Hall

(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 Fifty-Six Thousand Fifty and 27/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 29, 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 October 1, 2006;

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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:

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All that certain piece, parcel, or lot of land, with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, as shown on plat prepared by Webb Surveying & Mapping Company, November, 1972, recorded in the R.M.C. Office for Greenville County in Plat Book 5S, at Page 78, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on West Avondale Drive, and running thence along West Avondale Drive S. 75-34 E. 142 feet to an iron pin at the corner of West Avondale Drive and North Main Street; thence with North Main Street, S. 14-40, W. 265 feet to an iron pin at the intersection of North Main Street and Richland Creek; thence along Richland Creek, N. 80-00 W. 194.6 feet to an iron pin; thence N. 25-11 E. 285 feet to the beginning corner.

Derivation: Joe W. Hiller, Deed Book 1110, page 334, recorded August 29, 1979.

STATE OF SOUTH CAROLINA  
RECORDS AND DEEDS  
OFFICE  
GREENVILLE  
DOCUMENTARY  
STAMP  
AUG 29 1979

which has the address of West Avondale Drive, Greenville, 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.

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