

SEP 24 AM '79
MORTGAGE
DON'T FORGET TO SIGN
R.M.C.

THIS MORTGAGE is made this 12th day of September, 1979, between the Mortgagor, Rebekah Anita Hendricks (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 Seventeen Thousand Two Hundred Eighty and 70/100 (\$17,280.70) Dollars, which indebtedness is evidenced by Borrower's note dated September 12, 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 September 1, 2002;

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 in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 4 on plat of Maple Acres Subdivision, prepared by C. O. Riddle, dated June, 1953, and recorded in Plat Book FF at Page 111, and a more recent plat, prepared by Carolina Surveying Company, dated September 9, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7-N at Page 46, and having the following metes and bounds, to wit:

Beginning at an iron pin at the joint front corner of Lots 4 and 5 on Chastain Drive and running thence with said Drive S 36-55 W 77 feet to an iron pin; thence S 20-50 W 50 feet to an iron pin; thence S 14-30 W 38.9 feet to an iron pin; thence N 75-30 W 130.9 feet to an iron pin; thence N 27-57 E 211.9 feet to an iron pin; thence S 53-51 E 125.4 feet to the point of beginning.

This is the same property heretofore conveyed to the Mortgagor herein by William R. Garland and Carolyn S. Garland by deed dated September 12, 1979 and recorded September 12th, 1979, in the RMC Office for Greenville County in Deed Book 1111 at Page 446.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
\$ 66.92

which has the address of Lot 4, Chastain Drive, Taylors, S. C.,
(Street) (City)
..... (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 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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