

FILED
SOUTH CAROLINA
SEP 21 1 26 PM '79
JOHN F. REYNOLDS
R.M.C.

MORTGAGE

BOOK 1481 PAGE 725

THIS MORTGAGE is made this 18th day of September, 1979, between the Mortgagor, Helen M. Reynolds (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 Fifteen Thousand & 00/100 (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 18, 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, 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 certain piece, parcel or lot of land lying, being and situate in the County and State aforesaid, on the West side of Boiling Springs Road, containing one (1) acre, and being more particularly described according to a plat entitled "Property of Helen M. Reynolds", prepared by Carolina Surveying Company, dated September 14, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 7N at Page 80 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of the Boiling Springs Road, said pin being 304.5 feet from the center of Brushy Creek; running with the West side of Boiling Springs Road S. 6-08 W. 150 feet to an iron pin; thence N. 69-44 W. 418 feet to the East side of a branch; thence along the East side of said branch, on a traverse line, with the center of the branch being the property line, N. 52-53 E. 110.5 feet to an iron pin; thence S. 78-58 E. 326 feet to an iron pin on the West side of Boiling Springs Road, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of John F. Reynolds dated September 18, 1979 and recorded in the R.M.C. Office for Greenville County, in Deed Book 1112 at Page 96 on September 24, 1979.

Fidelity Federal Savings
and Loan Association
101 East Washington Street
Greenville, S. C.

STATE OF SOUTH CAROLINA
RECORDS & DEEDS COMMISSION
REGISTERED
STAMP \$ 00.00

which has the address of Route 4, Boiling Springs Road, Greer, S.C. 29651,
(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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