

FILED  
GREENVILLE CO. S. C.

SEP 28 3 45 PM '79

BOOK 1482 PAGE 615

**MORTGAGE**

DONNIE TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 28th day of September 1979, between the Mortgagor, Larry L. Taylor and Margaret B. Taylor (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 Thousand and 00/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 28, 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

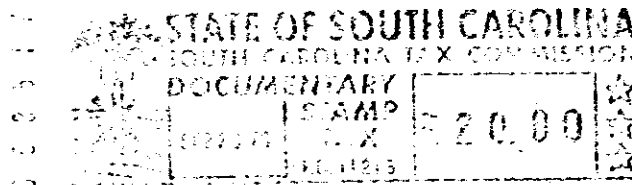
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 the State of South Carolina, County of Greenville, being shown and designated as Lot 53 on plat of Section No. 3 of BELLE TERRE ACRES, which plat is recorded in the RMC Office for Greenville County in Plat Book 6H-44, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of El-Je-Ma Forest at the joint front corner of Lots 52 and 53, and running thence with the common line of said Lots, S. 31-35 W. 246.7 feet to an iron pin at the joint rear corner of said Lots; thence with the rear corner of Lot 53, N. 38-42 W. 183.6 feet to an iron pin at the joint rear corner of Lots 53 and 54; thence with the line of Lots 53 and 54, N. 43-49 E. 215.6 feet to an iron pin on the southwesterly side of El-Je-Ma Forest, joint front corner of Lots 53 and 54; thence with the southwesterly side of El-Je-Ma Forest, S. 44-49 E. 107.1 feet and S. 55-39 E. 22.9 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by Deed of James W. Mahon, which Deed is dated September 28, 1979, and is to be recorded herewith in the RMC Office for Greenville County.

The Mortgagee's mailing address is P. O. Box 1268, Greenville, S. C. 29602



which has the address of El-Je-Ma Forest, Piedmont (Street) (City) S. C. 29671 (State and Zip Code) (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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