

COPIED
S. C.
OCT 11 1979
W. S. SLEY

Mortgagee's Address:
PO Bx 1268, Gvl SC 29602

MORTGAGE

BOOK 1484 PAGE 137

THIS MORTGAGE is made this 5th day of October 1979, between the Mortgagor, MAX EUGENE BRANYON, II and RHONDA S. BRANYON (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").

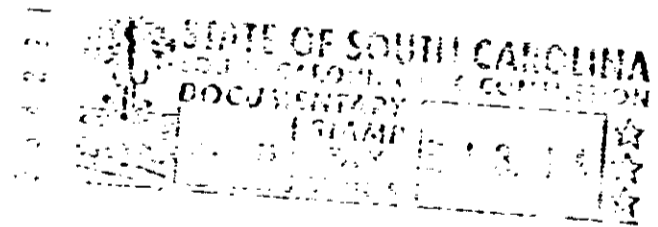
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-THREE THOUSAND SIX HUNDRED AND NO/100 (\$33,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 5, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2009;

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 with all buildings and improvements thereon situate, lying and being on the southern side of Rockcrest Drive being known and designated as Lot No. 52 as shown on a plat of Terrace Gardens made by Jones & Southerland, Engineers dated August 26, 1959, recorded in the RMC Office for Greenville County, S. C. in Plat Book QQ at page 85 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Rockcrest Drive at the joint front corner of Lots Nos. 52 and 53 and running thence along the common line of said lots S 26-45 E 165 feet to an iron pin; thence S 43-10 W 111.6 feet to an iron pin at the joint rear corner of Lots Nos. 51 and 52; thence along the common line of said lots N 26-45 W 201.8 feet to an iron pin on the southern side of Rockcrest Drive; thence along the southern side of Rockcrest Drive N 63-15 E 105 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of Larry B. Carper recorded June 1, 1979 in Deed Book 1103 at page 796 in the RMC Office for Greenville County.



which has the address of Lot 52 - Rockcrest Drive Greenville (Street) (City) S.C. (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.

01310

4328 RV-2