

OFFICE OF THE REGISTER OF DEEDS
SOUTH CAROLINA
OCT 23 AM '79

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MORTGAGE

THIS MORTGAGE is made this 23rd day of October 1979, between the Mortgagor, J. Bennett Vinson

(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").

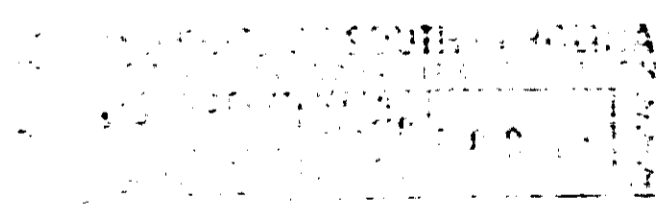
WHEREAS Borrower is indebted to Lender in the principal sum of Twenty-Three Thousand, Five Hundred Thirty and 65/100 (\$23,530.65) Dollars, which indebtedness is evidenced by Borrower's note dated October 23, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2007.

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 located in Greenville County, State of South Carolina, shown on a survey entitled "Property of J. Bennett Vinson" prepared by R. B. Bruce, R.L.S., dated October 11, 1979, with the following metes and bounds, to-wit:

BEGINNING at a point on Elaine Avenue, joint front corner of Lots 22 and 24, and running thence along Elaine Avenue S. 33-31 E. 72.0 feet to a point, joint front corner of Lots 22 and 20; running thence along joint line of Lots 22 and 20 S. 56-29 W. 160.0 feet to a point, joint rear corner of Lots 22 and 20; thence N. 33-31 W. 72.0 feet to a point, joint rear corner of Lots 22 and 24; running thence N. 56-29 E. 160.0 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Ernest E. Sessions and Elaine C. Sessions to be recorded herewith.



which has the address of 306 Elaine Drive, Greenville County, Taylors, South Carolina 29687 (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 seized 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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