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GREENVILLE CO. S. C.

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OCT 30 4 31 PM '79 MORTGAGE

DONNIE S. TANNERSLEY  
R.M.C.

THIS MORTGAGE is made this 30th day of October 1979, between the Mortgagor, Hugh A. Palmer, Jr., and Betty H. Palmer (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-two Thousand and No/100- (32,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 30, 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 November 1, 2004.

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, City of Greenville, State of South Carolina: on the southeastern side of Riverside Drive, being part of unsubdivided property shown on a plat of Marshall Forest, recorded in the R.M.C. Office for Greenville County in Plat Book H, at pages 133 and 134, and having, according to a plat of property belonging to the mortgagors prepared by R. B. Bruce, R.L.S., October 24, 1979, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Riverside Drive at the corner of other property of Joseph Earle, Jr., and running thence along the line of that property N. 66-35 E. 260.8' to a point on the western bank of the Reedy River; thence along the western bank of the Reedy River S. 31-50 E. 140.8' to an iron pin; thence continuing along the western bank of the Reedy River S. 42-28 E. 159' to a point on the bank of said river at corner of property now or formerly belonging to Edgar Sanders; thence along the line of that property and continuing along the line of Chanticleer Real Estate Co. S. 66-35 W. 402.9' to an iron pin; thence N. 25-30 W. 176.0' to an iron pin on the southeastern side of Riverside Drive; thence following the curvature of Riverside Drive, the chord being N. 24-43 E. 91.8' to an iron pin; thence continuing along Riverside Drive N. 15-46 W. 52.1' to the beginning corner; being the same conveyed to us by Ralph B. Speegle by his deed dated September 29, 1956, recorded in the R.M.C. Office for Greenville County in Deed Vol. 562, page 327.

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which has the address of 359 Riverside Drive, Greenville (Street) (City) South Carolina 29605 (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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