

FILED  
 CO. S. C.  
 3 36 PM '79  
 HARRISLEY  
 R.M.C.

GREENVILLE  
 FILED 368  
 NOV 30 11 32 AM  
 DONN  
 HARRISLEY  
 R.M.C.

LEATHERWOOD, WALKER, TODD & MANN

BOOK 1484 PAGE 706

BOOK 1489 PAGE 934

0934

THIS MORTGAGE is made this 17th day of October 1979, between the Mortgagor, John H. Poley and Rose Mary Poley (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 Nine Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 17, 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, 2009;

7022

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 \_\_\_\_\_ State of South Carolina:

Recorder

400 AM

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Unit No. 68 of Paris Ridge Horizontal Property Regime, as is more fully described in Master Deed dated May 10, 1979 and recorded in the R.M.C. Office for Greenville County in Deed Book 1192, at Page 622-682, inclusive, and survey and plot plan recorded in the R.M.C. Office for Greenville County in Plat Book 6-V, at Page 96.

Being the same property acquired by Mortgagors herein by deed of First Carolina Development Corporation, dated October \_\_\_\_\_, 1979 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1113, at Page 967.

STATE OF SOUTH CAROLINA  
 SOUTH CAROLINA TAX COMMISSION  
 DOCUMENTARY  
 STAMP  
 \$ 99.80  
 ED 1128

071777

which has the address of Unit 68 Paris Ridge Greenville South Carolina 29605 (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.

4328 RV-2