

GREENVILLE CO. S.C.
OCT 15 4 04 PM '79
DORRIS TANNERSLEY
R.H.C.

FILED
MORTGAGE
DEC 17 3 11 PM '79
DORRIS TANNERSLEY
R.H.C.

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THIS MORTGAGE is made this 15 day of October, 1979, between the Mortgagor, Larry L. Bailey and Kay B. Bailey (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 FORTY TWO THOUSAND EIGHT HUNDRED AND NO/100 (\$42,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 15, 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

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 certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, being known and designated as Lot No. 117 on a plat of POWDERHORN Subdivision, SEC. III, prepared for American Service Corporation February 19, 1979 and amended July 27, 1979 said plat being recorded in the RMC Office for Greenville County in Plat Book 7-C at Page 59, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Lexington Court at the joint front corner of Lots 116 and 117 and running thence with Lexington Court the following courses and distances: S. 53-00 E. 15 feet, S. 69-15 E. 50 feet, S. 77-21 E. 10 feet to an iron pin at the joint front corner of Lots 117 and 118; thence with the joint line of said Lots, N. 17-08 E., 146.8 feet to an iron pin; thence N. 53-00 W., 122 feet to an iron pin at the joint rear corner of Lots 116 and 117; thence with the joint line of said Lots, S. 37-00 W., 120 feet to an iron pin on the northern edge of Lexington Court being the point of BEGINNING.

This is the same property conveyed to the mortgagors by Deed of American Service Corporation recorded October 15, 1979.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
\$ 17.12
PS 1018

GCTO --- 1 DE17 79 568

which has the address of 103 Lexington Court, Simpsonville, S.C. 29681 (herein "Property Address");
(State and Zip Code) (Street) (City)

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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