

FILED  
GREENVILLE, S. C.  
DEC 1 3 56 AM '80  
DONALD W. SPERSLEY  
F.H.L.C.

**MORTGAGE**

1525 1980

THIS MORTGAGE is made this 28th day of November 1980, between the Mortgagor, ANTHONY MESSINEO and VIOLET T. MESSINEO (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 ONE THOUSAND, TWO HUNDRED AND FIFTY and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 28, 1980 (herein "Note"), providing for monthly instalments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2010

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, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Holly Road, being shown as Lot 61 on plat of EDWARDS FOREST HEIGHTS, recorded in Plat Book 000 at Page 89, and being more fully described as follows:

BEGINNING at the joint front corner of Lots 60 and 61, and running thence with the joint line of said lots, S. 38-07 E. 175 feet to the joint rear corner of said lots; thence S. 51-53 W. 123.3 feet to the joint rear corner of Lots 61 and 62; thence with the joint line of said lots, N. 38-07 W. 175 feet to the joint front corner of said lots on Holly Road; thence with said Holly Road, N. 51-53 E. 123.3 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of Ronald V. Canova and Gisela E. Canova, dated November 28, 1980, and recorded simultaneously herewith.

DOCUMENTARY STAMP  
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which has the address of 303 Holly Road, Taylors, South Carolina, 29687 (City)  
..... (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.

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