

FILED  
GREENVILLE CO. S. C.

MAR 27 1 15 PM '79

DONNIE S. TANKERSLEY  
R.H.C.

MORTGAGE

40195  
VOL 1460 PAGE 887

VOL 68 PAGE 1056

THIS MORTGAGE is made this 23rd day of March 1979, between the Mortgagor, Associated Builders & Developers, Inc. (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 Eight Thousand, Three Hundred & No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 23, 1979 (herein "Note") providing for monthly installments of principal and interest of \$401.50, 3'-00"-28" W.; 120.2 feet to an iron pin; running thence N. 33-42" W., 86 feet to the joint rear corners of Lots Nos. 88 and 87; and running thence with the common line of said lots, N. 58-00 E., 150 feet to an iron pin on the southwestern side of Dorian Drive; and running thence with said Drive, S. 36-03 E., 115 feet to an iron pin, the point of BEGINNING.

The above described property is the same conveyed to the mortgagor herein by deed of Rackley, Builder-Developer, Inc., to be recorded herewith.

LONG, BLACK & GASTON  
ATTORNEYS AT LAW

By: *Harold Thoynd*  
ASSISTANT

By: *Kathy Jones*

LONG, BLACK & GASTON  
11359  
OCT 3 1979

FILED  
GREENVILLE CO. S.C.  
OCT 3 2 24 PM '79  
DONNIE S. TANKERSLEY  
R.H.C.

which has the address of... Lot 88, Brentwood, Section III, Dorian Drive, Simpsonville, S. C. 29681 (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.

SOUTH CAROLINA—1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT

OC-3-79 1453  
2798CI  
1 MAR 27 79 1013  
3-SOCI

4328 RV-2