

FILED
GREENVILLE CO. S. C.
JUN 5 10 05 AM '79
DONNIE S. TANKERSLEY
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MORTGAGE

THIS MORTGAGE is made this 4th day of June 1979, between the Mortgagor, Andrew A. Phillips and Alice C. Phillips (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 Seventeen Thousand and 95/100 (\$17,000.95) Dollars, which indebtedness is evidenced by Borrower's note dated June 4, 1979 (herein "Note"), providing for monthly installments of principal and interest, and Perrin Street; thence along the northeast side of Perrin Street, N. 51-45 E. 89.0 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Ioannis E. Paleologos and Zoe Paleologos as recorded in the RMC Office for Greenville County in Deed Book 1104 at Page 83, on June 5, 1979.

STATE OF SOUTH CAROLINA
FIDELITY FEDERAL SAVINGS & LOAN ASSN.
BY *Harold Thomas*
WITNESS *Ketty Perry*
14322

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which has the address of 26 Perrin Street Greenville S. C. 29607 (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.

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