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GREENVILLE, S.C.  
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44202  
MORTGAGE

533 977  
LONG, BLACK & GASTON  
1-3354  
800A 79 1797

THIS MORTGAGE is made this 27th day of February, 1981, between the Mortgagor, JOSEPH A. WELLS AND J. MARK WELLS (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 ONE THOUSAND SEVEN HUNDRED FIFTY DOLLARS AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 27, 1981 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2011, of David H. Taylor and Elizabeth B. Taylor, dated February 21, 1981, and recorded simultaneously herewith.

*Joseph A. Wells*  
*J. Mark Wells*  
President  
P.O. Box 51  
Greenville, S.C. 29602-0051

23-127

which has the address of 10 Newington Green, Taylors, South Carolina 29687 (herein "Property Address");  
(State and Zip Code)

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HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral rights and profits, water, water rights, and water sock, 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, 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.