

FILED  
GREENVILLE CO. S. C.  
APR 25 2 45 PM '79  
BONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 12th day of April 1979, between the Mortgagor, James W. Wright and Sandra C. Wright (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 Seventy Seven Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 12, 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 April 1, 2009;

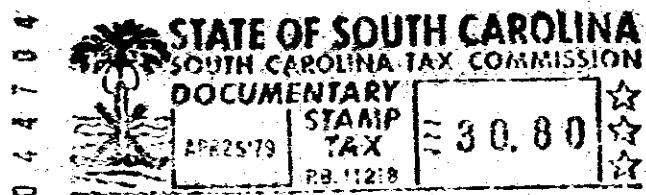
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 those pieces, parcel, or tracts of land, situate, lying and being in Greenville County, State of South Carolina, and being shown as Tract Nos. 7 and 8, on plat of Audubon Forest, recorded in the RMC Office for Greenville County, S. C. in Plat Book BB at page 197, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeasterly side of Audubon Road, at the joint front corner of Tracts Nos. 6 and 7, and running thence with the common line of said tracts, N. 31-45 E. 358 feet to an iron pin; thence continuing with the line of Lot No. 6, N. 30-47 E. 253 feet more or less, to a pin in the center of branch; thence with the center of said branch as the line, N. 82-48 E. 197.2 feet; thence continuing with center of said branch, S. 27-33 E. 220 feet to a point in the center of said branch, the joint rear corner of Tracts Nos. 8 and 9; thence with the line of said tract, S. 43-16 W. 321 feet more or less, to an iron pin on the Northeasterly side of Audubon Road; thence with said Road, the following courses and distances: to-wit N 35-30 W. 45 feet; N. 88-19 W. , 39.9 feet; S. 35-49 W., 194.1 feet ; S.70-00W. N.75-50 W., 86.1 feet; N. 62-38 W., 37.6 feet to the point of beginning, and containing in the aggregate 3.83 acres.

This being the same property conveyed to the Mortgagors by Deed of James Ritchie Whitmire, Harriet Whitmire Beane, and Thomas D. Whitmire III, which deed is recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1096 at page 857, recorded on February 13, 1979 3:45 P.M.

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which has the address of Route 9, Audubon Road, Greenville, South Carolina 29609 (Street) (City) (State and Zip Code) (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 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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