

FILED
GREENVILLE CO. S. C.

MORTGAGE

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JUL 30 1 53 PM '79

DONNIE S. TANKERSLEY

THIS MORTGAGE ^{& N.C.} made this 30 day of JULY 1979, between the Mortgagor, GERALD O. BLACK, III & BETTY BLACK (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").

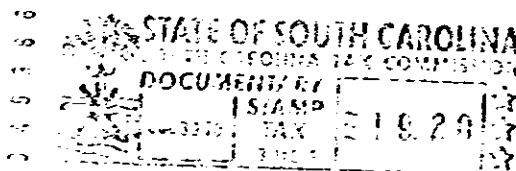
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY SEVEN THOUSAND NINE HUNDRED FIFTY (\$47,950.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 30, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, known and designated as Lot No. 80 shown on a plat of the subdivision of HOMESTEAD ACRES, Section Two, recorded in the RMC Office for Greenville County, S. C. in plat book XX page 143, and having according to a recent survey by Freeland & Associates, dated 7/25/79, the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of Havenhurst Drive, the joint front corner of lots 79 & 80; thence with the joint line of said lots S. 54-49 W. 263.10 feet to an iron pin (new) in or near branch; thence with the branch as the line N. 0-51 E. 182.8 feet to an iron pin joint rear corner of Lots 80 & 31; thence with the joint line of said lots N. 77-57 E. 205.1 feet to an iron pin on the west side of Havenhurst Drive; thence with the west side of said Drive S. 9-00 E. 74.9 feet to the beginning corner.

This is the same property conveyed to mortgagors by Whitmel R. Graves by deed of even date herewith to be recorded.



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which has the address of 313 Havenhurst Drive, Taylors, S. C. (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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