

FILED
GREENVILLE CO. S. C.

SEP 26 PM '79
DONNIE W. BANKERSLEY
R.M.C.

BOOK 1482 PAGE 798

MORTGAGE

THIS MORTGAGE is made this 28th day of September 1979, between the Mortgagor, Mary L. Montgomery and Kenneth D. Montgomery (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").

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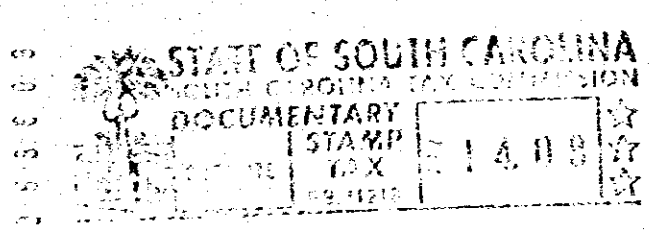
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Five Thousand One Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 28, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 certain piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, and having according to a plat entitled Property of Mary L. Montgomery and Kenneth D. Montgomery prepared by Freeland & Associates recorded in the R.M.C. Office for Greenville County in Plat Book 7R, Page 5, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwestern corner of intersection of S.C. Highway 20 and Golden Grove Circle and running thence S. 0-30 E., 168.0 feet along S. C. Highway 20; thence S. 73-30 W., 290 feet to a point; thence N. 25-06 E., 282.6 feet to an iron pin; thence S. 88-50 E., 157.3 feet along Golden Grove Circle to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Charles A. Buckner and Jewel H. Buckner recorded in the R.M.C. Office for Greenville County on October 1979, in Deed Book 1112, Page 708.



which has the address of Route 6 Highway 20, Piedmont, South Carolina (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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