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OFFICE OF THE RECORDER OF DEEDS  
GREENVILLE, S. C.

OCT 13 3 21 PM '79

# MORTGAGE

BOOK 1483 PAGE 737

CONNOR STENSLER  
R.M.C.

THIS MORTGAGE is made this 8th day of October 1979, between the Mortgagor, James A. Sinclair (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 Twenty-Nine Thousand Eight Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 8, 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 October 1, 2007;

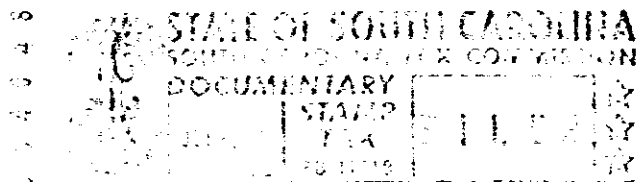
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 and being in Austin Township, Greenville County, State of South Carolina, being known and designated as Lot 45 in the subdivision known as Forest Park, just north of the Town of Simpsonville, plat of said subdivision being recorded in Plat Book EE-65 in the RMC Office for Greenville County, and being more fully described as follows:

BEGINNING at an iron pin on the north side of Forest Park Drive at corner of Lots 44 and 45, and running thence along line of Lot 44, N. 41-30 W. 171.7 feet to an iron pin on Lot 35; thence along line of Lot 35, N. 55-00 E. 90 feet to an iron pin on Wilbon Circle; thence along Wilbon Circle, S. 41-30 E. 141.5 feet to pin; thence around intersection, S. 3-23 W. 28.2 feet to pin; thence S. 48-30 W. 69.4 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by Deed of E. Cooper Gunby and Rachel E. Fleming, now Rachel F. Gunby, which Deed is dated October 8, 1979, and is to be recorded herewith in the RMC Office for Greenville County.

The Mortgagee's mailing address is P. O. Box 1268, Greenville, S. C. 29602.



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which has the address of 146 Wilbon Circle Simpsonville, S. C. 29681 (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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