

FILED
GREENVILLE CO. S.C.
JUN 5 10 05 AM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 4th day of June, 1979, between the Mortgagor, Andrew A. Phillips and Alice C. Phillips (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").

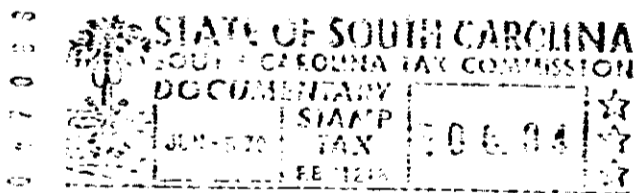
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand and 95/100 (\$17,000.95) Dollars, which indebtedness is evidenced by Borrower's note dated June 4, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1997.

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 the City of Greenville, County of Greenville, State of South Carolina and being known as Lot No. 9 on a plat entitled "Property of Andrew A. Phillips and Alice C. Phillips", said plat being recorded in the RMC Office for Greenville County in Plat Book 7-E at Page 74 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Perrin Street at the joint front corner of Lots 9 and 10 and running thence N. 36-32 W. 181.7 feet to an iron pin; thence S. 50-10 W. 85.7 feet to an iron pin on the east side of Keith Drive; thence along the east side of Keith Drive, S. 35-45 E. 179.2 feet to an iron pin at the intersection of Keith Drive and Perrin Street; thence along the northeast side of Perrin Street, N. 51-45 E. 89.0 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Ioannis E. Paleologos and Zoe Paleologos as recorded in the RMC Office for Greenville County in Deed Book 1104 at Page 83, on June 5, 1979.



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which has the address of 26 Perrin Street, Greenville, S.C. 29607 (herein "Property Address");
[Street] [City] [State and Zip Code]

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 seized 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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