

101 E. Washington Street, P.O. Box 1268, Greenville, S. C. 29602

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GREENVILLE CO. S. C.  
JUN 8 3 11 PM '79

# MORTGAGE

VCL 1469 PAGE 595

DONNIE S. TANKERSLEY,  
P.M.C.

THIS MORTGAGE is made this 8th day of JUNE 19.79, between the Mortgagor, KING BULLDERS AND REALTY (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").

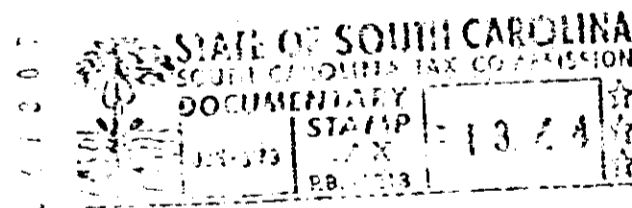
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-THREE THOUSAND SIX HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated JUNE 8, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on DECEMBER 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 with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Austin Township, within the corporate limits of the City of Mauldin, and being known and designated as Lot Number 79 of a subdivision known as Glendale III, a plat of which is of record in the R.M.C. Office for Greenville County in Plat Book 4R at Pages 83 and 84, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Southeastern side of Fargo Street at the joint front corner of Lots 80 and 79 and running thence with the Southeastern side of Fargo Street N. 49-50 E. 125 feet to a point at the joint front corner of Lots 79 and 78; thence running S. 40-10 E. 174.6 feet to an iron pin; thence running S. 47-19 W. 97.65 feet to an iron pin; thence running N. 48-53 W. 180.95 feet to an iron pin, the point of beginning.

Derivation: Deed Book 1104, Page 36-3 - William R. Timmons, Jr. 6/8/79



which has the address of Lot 79, Fargo Street, Glendale III Mauldin S. C. 29662 (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 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.

SC10 JUN 8 1979

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