

FILED
GREENVILLE CO. S. C.
JUN 26 3 06 PM '79
DONN E. S. FARRERSLEY
R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 26 day of June, 1979, between the Mortgagor, Jess W. Levins (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").

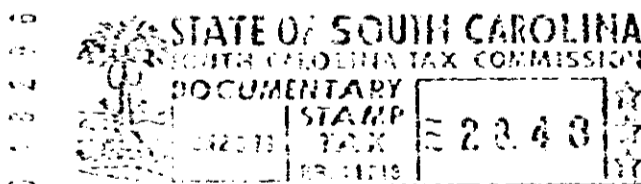
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy One Thousand Two Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 26, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 piece, parcel or lot of land situate, lying and being on the southwestern side of Marchant Road, County of Greenville, State of South Carolina, and being known and designated as Lot 40, as shown on plat of CAMBRIDGE PARK SUBDIVISION, prepared by Dalton and Neeves, Co. Engineers, dated June 1, 1972, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4R, Page 11 and a more recent plat of Jess W. Levins as prepared by Dalton & Neeves Co., Engineers, dated June, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7-11, Page 74, and having according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Marchant Road and running thence with said Road S. 21-19 E., 40 feet to an iron pin; thence still with said Road S. 21-19 E., 40 feet to an iron pin; thence turning and running S. 68-41 W., 125 feet to an iron pin; thence along the rear of Lot 40 N. 21-19 W., 40 feet to an iron pin; thence still along the rear of the Lot N. 21-19 W., 40 feet to an iron pin; thence turning and running N. 68-41 E., 125 feet to an iron pin on Marchant Road, the point of beginning.

This is a portion of the property conveyed to the mortgagor by deed of Dee A. Smith as recorded in the RMC Office for Greenville County in Deed Book 1079, Page 516 recorded May 19, 1978.



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which has the address of Lot 40, Marchant Road Dover Townhouses,
[Street] [City]
..... (herein "Property Address");
[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 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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