

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

FILED
GREENVILLE CO. S. C.

JUN 29 1 07 PM '79

MORTGAGE

VOL 1471 PAGE 855

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 29th day of JUNE 19. 79, between the Mortgagor, SIDNEY T. COBERT AND VICTORIA L. COBERT (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").

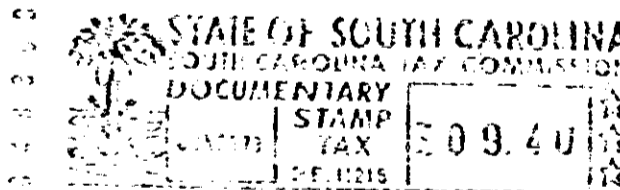
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-THREE THOUSAND FIVE HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated JUNE 29, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on JULY 1, 1999

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, on the south-eastern side of Templewood Drive, being known and designated as the major portion of Lot No. 52, of Section I, OAK CREST, on a plat thereof made by C. C. Jones & Associates dated January 1955, revised August 1955, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book GG, pages 130 and 131, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 52 and 53 and running thence along Templewood Drive N. 60-02 E. 70 feet to an iron pin; thence running S. 29-58 E. 150 feet to an iron pin; thence running S. 60-02 W. 70 feet to an iron pin; thence running N. 29-58 W. 150 feet to an iron pin, the point of beginning.

Derivation: Deed Book 1105, Page 797 - Jack W. Jenkins and Nettie Jenkins 6/29/79



which has the address of 26 Templewood Drive Greenville S. C. (State and Zip Code) (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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