

FILED GREENVILLE CO. S.C.

MORTGAGE

OCT 24 2 24 PM '78

CONNIE S. TAYLOR

THIS MORTGAGE is made, this 23rd day of October 1978 between the Mortgagor, Wilton O. Black and Joann M. Black (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 Twelve thousand four hundred and No/100ths (\$12,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 23, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1st, 1993;

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: in Paris Mountain Township, shown as the northern portion of Lot No. 2 and the southern portion of Lot No. 3 on a Plat of Property of Walter J. Farr, recorded in the RMC Office for Greenville County in Plat Book HH at Page 123 and having the following courses and distances:

BEGINNING at a stake on the western side of Cedar Lane Road, said stake being 106.9 feet north of the intersection of Leland Circle and running thence along a new line through lot No. 2, S. 82-50 W. 180.5 feet to a stake; thence along the rear line of lot No. 2, N. 07-10 W. 56.0 feet to an iron pin; thence along the rear line of Lot No. 3, N. 07-10 W. 80.0 feet to a stake; thence along a nee line through lot No. 3, N. 82-50 E. 180.5 feet to a stake on Cedar Lane Road; thence along the western side of said road S. 07-10 E. 80.0 feet to an iron pin; thence still along said road S. 07-10 E. 58.0 feet to the point of beginning.

DERIVATION: Deed of W. C. Bumby, recorded the 24th day of October 1978, in Deed Book 1090 at Page 473.



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which has the address of 135 Hunts Bridge Road, Greenville, S.C. 29611 (Street) (City) (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 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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