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GREENVILLE CO. S. C.

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CONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

1457 232

THIS MORTGAGE is made this 8th day of February 1979, between the Mortgagor, John M. Faust and Myra B. Faust (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-One Thousand One Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 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 March 1, 2004

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 situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Maxcy Avenue and being known and designated as Lot No. 30 of Map No. 2 of COCHRAN HEIGHT Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book KK at Page 11, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Maxcy Avenue, joint front corner of Lots 29 and 30 and running thence N.36-00 W. 187.5 feet to an iron pin; running thence N.59-30 E. 100.45 feet to an iron pin; running thence S.36-00 E. 177.8 feet to an iron pin on the northern side of Maxcy Avenue; running thence along the northern side of Maxcy Avenue, S.54-00 W. 100 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Andrew Rastelli and Kathleen Rastelli recorded in the RMC Office for Greenville County on February 9, 1979.

THE mailing address of the Mortgagee herein is P. O. Box 1268, Greenville, South Carolina 29602.

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which has the address of 206 Maxcy Avenue, Greenville (Street) (City)  
South Carolina (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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