

13 4 24 PM 1979

MORTGAGE

1457-441

THIS MORTGAGE is made this 12th day of February 1979, between the Mortgagor, James W. Styles and Patricia B. Styles (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 Fifteen thousand and No/100ths (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 12, 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 1st, 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 piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being on the southwestern side of South Carolina Highway No. 276 in Cleveland Township, County of Greenville, State of South Carolina, being shown and designated on Plat of James Styles, dated August 25, 1978, prepared by Terry T. Dill, recorded in Plat Book 6W at Page 12 and being shown more recently as a 5.33 acre tract on Plat of Property of James W. Styles and Patricia B. Styles, prepared by Freeland & Associates, dated February 7, 1979, and being described, according to the more recent plat, to-wit:

BEGINNING at a nail and cap in the center of Long Shoals Road at the intersection of said road and South Carolina Highway No. 276 and running thence along the center of said road S. 57-02 W. 241.33 feet to a nail and cap; thence continuing along the center of said road S. 51-06 W. 199.46 feet to a nail and cap; thence continuing along the center of said road S. 47-55 W. 458.64 feet to a nail and cap; thence N. 36-47 W. 434.99 feet to an old iron pin; thence N. 71-00 E. 943.71 feet to an old iron pin on the right-of-way of South Carolina Highway No. 276; thence along the right-of-way of said Highway S. 35-53 E. 113.04 feet to a nail and cap, the point of beginning.

DERIVATION: Deed of Wayne E. Breedlove, recorded October 5, 1978 in Deed Book 1089 at Page 304.

1089
which has the address of Rt. 1, North Long Shoals Road, Marietta, S. C. 29661

(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 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.