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GREENVILLE CO. S. C.
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BOOK 1458 PAGE 264

MORTGAGE

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 23 day of February, 1979, between the Mortgagor, Donald O. Moss and Kathryn S. Moss (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").

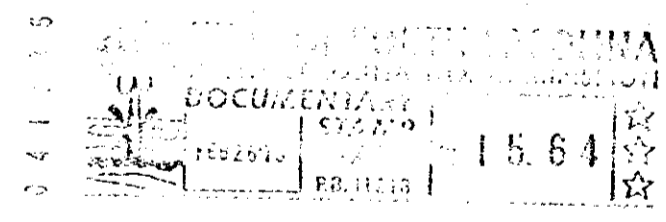
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY NINE THOUSAND ONE HUNDRED AND NO/100 (\$39,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 23, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1979;

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 on the North-western side of Chicamauga Lane, near the Town of Simpsonville, County of Greenville, State of South Carolina, being known and designated as Lot No. 68 as shown on revised plat of Powderhorn, Section Two, dated September 20, 1977, prepared by C.O. Riddle, R.L.S., and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6-H, at Page 9, 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. 67 and 68 and running thence with the line of Lot No. 67, N. 35-18 W., 128.24 feet to an iron pin at the joint rear corner of Lots Nos. 67 and 68; thence with the rear line of Lot No. 68, S. 51-00 W., 66 feet to an iron pin; thence continuing with the rear line of Lot No. 68, S. 57-19 W., 12 feet to an iron pin at the joint rear corner of Lots Nos. 68 and 69; thence with the line of Lot No. 69, S. 30-29 E., 120.7 feet to an iron pin on the Northwestern side of Chicamauga Lane at the joint front corner of Lots Nos. 68 and 69; thence with the Northwestern side of Chicamauga Lane, the following courses and distances: N. 59-35 E., 37 feet to an iron pin; thence N. 55-54 E., 51 feet to the point of beginning.

This is the same property conveyed to the mortgagors by Deed of American Service Corporation recorded February 26, 1979 in Deed Book 1097 at Page 407, RMC Office for Greenville County.



which has the address of 202 Chicamauga (Street), Simpsonville (City), South Carolina (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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