

LEATHERWOOD
V. WALKER FILED
GREENVILLE CO. S.C.

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MORTGAGE

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this ^{R.M.C.} 2 day of March 1979, between the Mortgagor, ALBERT R. TURNER

(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").

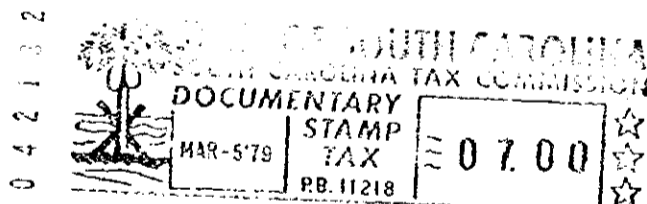
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand Five Hundred and 00/100 (\$17,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 2, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 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 located in the County of Greenville, State of South Carolina, near the City of Greenville, and being a rear part of Lots Nos. 111 and 112 on Plat No. 4 of Camilla Park, recorded in Plat Book M at Pages 116 and 117 of the R.M.C. Office for Greenville County, South Carolina, and having, according to a more recent plat entitled "Property of Albert R. Turner" by Freeland and Associates, dated February 28, 1979, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the Eastern side of Cole Road and running thence N. 1-09 W. 118.7 feet to an old iron pin; thence S. 88-54 E. 264.9 feet to an old iron pin; thence S. 2-00 E. 110.4 feet to an old iron pin; thence S. 89-18 W. 266.3 feet to an old iron pin, the point of beginning.

BEING the same property conveyed to the Mortgagor herein by deed of Leila Estes Patridge, formerly Leila Moody Estes, said deed being dated of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1097 at Page 788.



which has the address of 104 Cole Road (Street) (City) (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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