

101 East Washington Street
Greenville, South Carolina

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FILED
GREENVILLE CO. S. C.
MAR 20 12 33 PM '79

MORTGAGE

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 20th day of March 1979, between the Mortgagor, Ansley Bruce, Jr. (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").

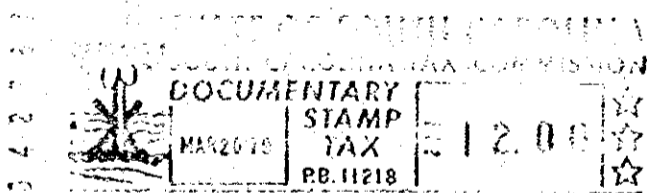
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and NO/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 20, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 lot of land with the improvements thereon situate, lying and being on the South side of West Washington Street, in the City of Greenville, in the County of Greenville, South Carolina, and having according to a survey made by Dalton & Neves, Engineers, dated February, 1928, and a more recent survey made by James Ralph Freeland, Engineer, dated March 16, 1979, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of East Washington Street 1,051 feet East from Daniel Avenue and running thence South 22-33 East 264.46 feet to a stake on the C & WC Railway right-of-way; thence with the line of said right-of-way North 51-30 East 93.31 feet to a stake; thence North 26-54 West 236.43 feet to a stake on the South side of East Washington Street; thence with the South side of East Washington Street, South 69-53 West 71.85 feet to an iron pin, the BEGINNING corner."

Being the same property conveyed to Ansley Bruce, Jr., by Deed of Robert Sherman Tuttle dated November 4, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, on November 7, 1978, in Deed Book 1091, at Page 427.



which has the address of 910 East Washington Street Greenville, South Carolina (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 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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