

RECORDED
JUN 1 1 54 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 31st day of May 1979, between the Mortgagor, John Steadman Ariail and Adonna W. Ariail (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 Five Thousand Three Hundred Fifty and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 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 June 1, 2009.

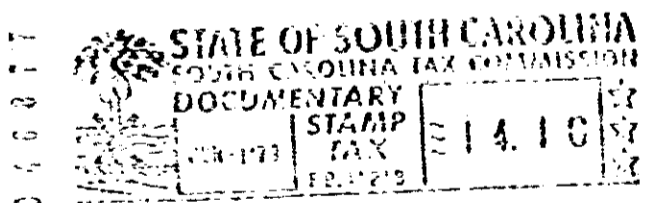
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 with all improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the northwestern side of Conestee Avenue, and being known and designated as Lot No. 16 according to a plat entitled "Cherokee Park" recorded in the Greenville County R.M.C. Office in Plat Book "C" at Page 96, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Conestee Avenue at the joint front corner of Lots Nos. 15 and 16 and running thence with the line of Lot No. 15, N. 62-32 W. 171.3 feet to an iron pin on a 15 foot alley; thence with said alley, S. 27-40 W. 54.1 feet to an iron pin, at the joint rear corner of Lots Nos. 16 and 17; thence with the line of Lot No. 17, S. 62-32 E. 171.7 feet to an iron pin on Conestee Avenue; thence with said Conestee Avenue, N. 27-15 E. 54.1 feet to the beginning corner.

The above described property is the same acquired by the Mortgagors by deed from Sybil M. Hallman recorded in the Greenville County R.M.C. Office on June 1, 1979.

Fidelity Federal Savings & Loan Association
Loan Processing Department
101 East Washington Street
Greenville, South Carolina 29601



which has the address of 30 Conestee Avenue Greenville, S. C. 29605 (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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