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# MORTGAGE

THIS MORTGAGE is made this 19th day of July 1979, between the Mortgagor, Lester B. Poole, Jr. and Jane Earle Poole (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 Nineteen Thousand Seven Hundred Fifty and no/100 (\$19,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 19, 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 1, 2004

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 in the County of Greenville, State of South Carolina on the northeast side of Woodland Lane, and being shown as all of Lot 6 on plat of Piney Ridge recorded in the RMC Office for Greenville County, S. C. in Plat Book CC at Page 11 and having according to a recent survey entitled "Property of Lester B. Poole, Jr. and Jane Earle Poole" prepared by James R. Freeland, RLS July 16, 1979, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Woodland Lane, joint front corner of Lots 4 and 6; thence along said street N. 47-00 W. 65 feet to an iron pin at the intersection of said street with Ridgewood Drive; thence along a curving course (the chord of which is N. 2-00 W.) 35.3 feet to an iron pin on the southeast side of Ridgewood Drive; thence with said street N. 43-00 E. 150 feet to an iron pin; thence S. 47-00 E. 90 feet to an iron pin; thence S. 43-00 W. 175 feet to an iron pin, point of beginning.

Being the same property being this day conveyed to Mortgagors by deed of Elbert G. Dimsdale and Janet Dimsdale, to be recorded simultaneously herewith.

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which has the address of 12 Woodland Lane Greenville, S. C. (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 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.

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