

GREENVILLE, S.C.
JUL 26 10 19 AM '79
DONN E S LANKERSLEY
R.H.C.

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MORTGAGE

THIS MORTGAGE is made this 18 day of July 1979, between the Mortgagor, Ernest Ewald Jacobsen and Margaret Jacobsen (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 TWO THOUSAND EIGHT HUNDRED FIFTEEN AND 57/100 (\$32,815.57) Dollars, which indebtedness is evidenced by Borrower's note dated July 18, 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, 2007

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 City and County of Greenville, South Carolina, known and designated as Lot 59 on plat of subdivision of Central Development Corporation, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book BB at Pages 22 and 23, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Coventry Lane, joint corner of Lots 59 and 60 and running thence N. 67-24 W., 104.1 feet to an iron pin; thence along the line of Lot 58, N. 37-15 E., 185 feet to an iron pin on Coventry Lane; thence along Coventry Lane, S. 50-41 E., 74.9 feet to a point; thence around the corner of Coventry Lane, S. 5-50 E., 35.5 feet to an iron pin; thence continuing along Coventry Lane, S. 39-51 W., 65 feet to an iron pin; thence continuing along Coventry Lane, S. 33-18 W., 65 feet to an iron pin the point of BEGINNING.

This is the same property conveyed to the mortgagors by Deed of Charles H. Jenkins, II and Sheila M. Jenkins dated July 18, 1979.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
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which has the address of 35 Coventry Lane, Lot 59 Dellwood, Greenville, South Carolina (herein "Property Address");
(Street) (City) (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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