

8 Vista Drive
Greenville, South Carolina 29609

Vol 1475 Page 102

JUL 30 2 52 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 28th day of July 1979, between the Mortgagor, Edna Yellis (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 Twenty-one thousand four hundred ninety-four and 50/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 28, 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, 2002

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 piece, parcel or lot of land, with improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, and known and designated as Lot No. 28 on plat of Pinehurst, Section 2, recorded in the R.M.C. Office for Greenville County in Plat Book MM at Page 153 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Vista Drive at the joint front corner of Lots 27 and 28, and running thence with the joint line of said lots N. 71-26 E. 175 feet to an iron pin; thence S. 18-34 E. 90 feet to an iron pin at the joint rear corner of Lots 28 and 29; thence with the joint line of said Lots S. 71-26 W. 175 feet to an iron pin on the Eastern side of Vista Drive; thence with the Eastern side of said drive N. 18-34 W. 90 feet to an iron pin, point of beginning.

ALSO: ALL that piece, parcel or lot of land, with improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, and shown and designated as Lot J on a plat of property prepared for Dan E. Bruce by Webb Surveying and Mapping Company dated December 30, 1965, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book MM at Page 135, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the joint corner of Lots 27, 28, K & J and running thence N. 71-26 E. 85.1 feet to a point in the line of Lot F; thence running S. 28-53 E. 65.6 feet to a point in the line of Lot H; thence running along the common boundary of Lots J and H, S. 56-37 W. 99.8 feet to the joint corner of Lots J, H, I, 28 and 29; thence running along the common boundary of Lots J and 28, N. 18-34 W. 90 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Janet P. Rollins to be recorded simultaneously herewith.

which has the address of 8 Vista Drive Greenville S.C. 29609 (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.

GCTO --- 1 JUL 30 79 040 3.50CT

10610

4328 RV-2