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MORTGAGE

THIS MORTGAGE is made this 7th day of August, 1979, between the Mortgagors George A. G. Browder and Ethel F. Browder (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").

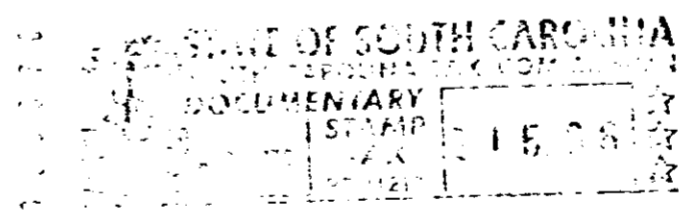
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Nine Thousand Eight Hundred Nineteen and 12/100ths (\$39,819.12) Dollars, which indebtedness is evidenced by Borrower's note dated August 7, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2005.

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 all buildings and improvements thereon, situate, lying and being on the southern side of East Woodburn Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 28 on a plat of SEVEN OAKS made by C. Q Riddle, dated May 15, 1972, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-R, page 6, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of East Woodburn Drive at the joint front corners of Lots Nos. 28 and 29, and running thence with the common line of said lots, S. 0-02 W., 161.2 feet to an iron pin; thence S. 75-44 W., 25.2 feet to an iron pin; thence S. 75-33 W., 134.95 feet to an iron pin; thence N. 39-22 W., 43.6 feet to an iron pin at the joint rear corner of Lots Nos. 27 and 28; thence with the common line of said lots, N. 32-02 E., 219.9 feet to an iron pin on the southern side of East Woodburn Drive; thence with the curve of the southern side of East Woodburn Drive, the chord of which is S. 73-58 E. 68.9 feet to an iron pin, the point of BEGINNING.

The above property is the same property conveyed to the Mortgagors by deed of Linda M. Webb dated August 7, 1979 and recorded August 7, 1979 in the R. M. C. Office for Greenville County, S. C. in Deed Book 1108 at page 808.



which has the address of 118 East Woodburn Drive, Taylors, (Street) (City)
South Carolina 29687 (State and Zip Code)
..... (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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