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MORTGAGE

THIS MORTGAGE is made this 15th day of August 1979, between the Mortgagor, RONALD M. FISHER and CHERYL G. FISHER (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

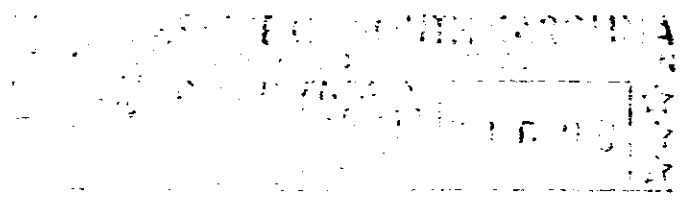
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY THOUSAND AND NO/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 15, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 lot of land situate in the State of South Carolina, County of Greenville, Town of Mauldin, being known and designated as Lot No. 76 on a plat of BISHOP HEIGHTS, recorded in Plat Book BBB, Page 171 in the RMC Office for Greenville County, and according to a more recent plat of "Property of Ronald M. Fisher and Cheryl G. Fisher", dated August 14, 1979, by Freeland & Associates, recording shown in Plat Book 2-M, at Page 61, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern edge of Garrett Street, joint front corner of Lots 75 and 76 and running thence with the line of Lot 75, S 64-18 E 200.0 feet to an iron pin; thence along the rear line of Lot 76, S 25-42 W 136.98 feet to an iron pin; thence turning and running along the northerly edge of Bishop Drive, N 55-13 W 172.54 feet to an iron pin; thence with the curve of the intersection of Bishop Drive and Garrett Street, (the chord of which is N 14-46 W 45.6 feet) to an iron pin on the eastern edge of Garrett Street; thence with the eastern edge of Garrett Street, N 25-42 E 75.0 feet to an iron pin, being the point of beginning.

Being the same property conveyed to the mortgagors by deed of Donnie Ray McDowell and Nora S. McDowell, to be recorded of even date herewith.



which has the address of 317 Garrett Street Mauldin South Carolina (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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