

RECORDED  
S. C.  
AUG 28 PM 4:17 '79  
SLEY

VOL 1411 PAGE 441

# MORTGAGE

THIS MORTGAGE is made this 14th day of August 1979 between the Mortgagor, Willard B. Blich and Chanda J. Blich (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-five thousand and No/100ths (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 14, 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, 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 certain piece, parcel or lot of land, situate, lying and being in Greenville County, South Carolina shown and designated as Lot 6 on a plat of property of C. A. Harvin, Jr., and J. K. Buff, as recorded in the RMC Office for Greenville County in Plat Book CC at Page 143, said lot being more fully described according to a plat of survey prepared by Freeland and Associates, dated July 30, 1979 with said description appearing hereinbelow:

BEGINNING on the southern side of Dellwood Drive at an iron pin, joint corner of lot 6 and 7 and running thence with Dellwood Drive S. 82-28 E. 77 feet to an old iron pin; thence S. 2-25 E. 167 feet to an old iron pin; thence continuing S. 2-25 E. 24 feet more or less to a branch, with said branch being the line, the traverse of which is N. 85-48 W. 80 feet to an old iron pin; thence leaving said branch as the line and running from the last described iron pin; N. 1-11 W. 171.1 feet to the point of beginning.

DERIVATION: Deed of Percy W. Moore, recorded August 17, 1979 in the RMC Office for Greenville County in Deed Book 1109 at Page 612.

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which has the address of 104 Dellwood 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 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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