

FILED  
OFFICE OF THE CLERK OF COURTS  
SOUTH CAROLINA  
AUG 31 3 34 PM '79  
GREENVILLE  
H.M.C.

# MORTGAGE

Vol 14 19 140 630

THIS MORTGAGE is made this 31 day of August 19 79, between the Mortgagor, Marshall L. Styles and Dianne S. Styles (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 Forty-seven Thousand Six Hundred and No/100 (\$47,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina being shown and designated as Lot 101, on a plat of Powderhorn, Section 3, recorded in the RMC Office for Greenville County in Plat Book 7C, page 4 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Manassas Drive at the joint front corner of Lots 100 and 101 and running thence with the common line of said lots, S69-06W 117.9 feet to a point; thence S44-25E 66.4 feet to a point; thence S54-11E 95.73 feet to a point at the joint rear corner of Lots 101 and 102; thence with the common line of said lots, N11-20E 116.6 feet to a point on the western side of Manassas Drive; thence along the western side of said drive, N49-58W 48.26 feet to the point of beginning.

This is that property conveyed to Mortgagor by deed of American Service Corporation dated and filed concurrently herewith.



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which has the address of 101 Manassas Drive Simpsonville South Carolina (herein "Property Address");  
(Street) (City) [State and Zip Code]

527 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".

46 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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