

FILED
GREENVILLE CO. S. C.
SEP 20 4 29 PM '79
DORNE S. TANKERSLEY

MORTGAGE

THIS MORTGAGE is made this 20 day of September 1979, between the Mortgagor, Garland J. Edwards and Doris J. Edwards (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-two Thousand and No./100 (\$22,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (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;

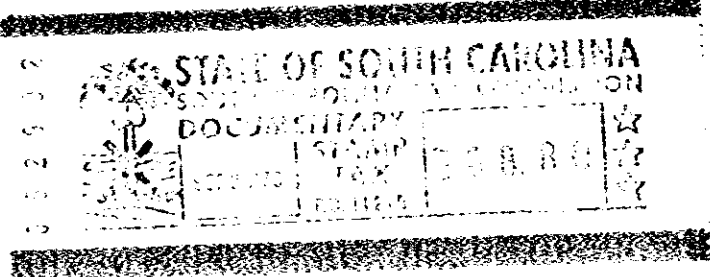
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land situate, lying and being on the Northeastern side of Avon Drive, County of Greenville, State of South Carolina and being known and designated as Lot 18 on a plat of Avon Park recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book KK at page 71, and having the following metes and bounds according to a plat of "Property of Garland J. Edwards and Doris J. Edwards" dated September 13, 1979, prepared by R.B. Bruce, R.L.S.:

BEGINNING at a point on the Northeastern edge of Avon Drive at the joint front corner of Lots 17 and 18 and running thence N. 59-50 E., 153.1 feet to a point; thence along lines of Lots 13 and 12, S. 23-00 E., 148.4 feet to a point; thence along a line of Lot 19, S. 77-50 W., 157.4 feet to a point on the edge of Avon Drive; thence along said Drive, N. 21-41 W., 100 feet to the Beginning corner.

And being the same property conveyed to Garland J. Edwards and Doris J. Edwards by Deed from Thomas M. Waynick dated September 20, 1979 and recorded herewith.

This property is subject to existing easements, restrictions and rights-of-way upon or affecting said property.



which has the address of Route 4, 1 Avon Drive, Taylors, South Carolina 29687. (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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