

Mortgagee's mailing address: P. O. Box 1268, Greenville, S. C. 29602

GR: 10 52 AM '79  
S.C.

# MORTGAGE

1130914

THIS MORTGAGE is made this 1st day of November 1979, between the Mortgagor, Lillian R. Taylor (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 Three Thousand Seven Hundred Fifty and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 1, 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 November 1, 1994

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 State of South Carolina, County of Greenville, as is more fully shown on a plat of property of Lillian R. Taylor, dated October 15, 1979, prepared by C. O. Riddle, Registered Licensed Surveyor, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a spike in the center of Patton Drive, being the southwestern most corner of the within described property and running thence N. 28-34 W. 302.43 feet to an iron pin at the corner of property of Edward Y. Albert, Trustee, and running thence with the line of said property, N. 73-18 E. 158 feet to an iron pin; running thence S. 14-45 E. 70.1 feet to an iron pin; running thence N. 77-57 E. 86.75 feet to an iron pin at the corner of property of B. L. and Mattie E. Peele; running thence with the line of said property, S. 1-40 E. 80.54 feet to an iron pin; running thence N. 88-03 E. 17.1 feet to an iron pin at the corner of property of John G. Cheros; running thence with the line of said property, S. 7-36 E. 110.85 feet to a spike in the center of Patton Drive; running thence with the center of Patton Drive, S. 79-12 W. 82.4 feet to an iron pin; running thence S. 48-06 W. 84.0 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Ray M. Blakely, of even date, to be recorded herewith.

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
RECORDED  
NOV 15 1979

which has the address of Patton Drive Greenville 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 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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