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GREENVILLE CO. S.C.

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Nov 16 11 29 AM '79

# MORTGAGE

GONNIE TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 15th day of November 1979, between the Mortgagor, Donald F. Haggoner (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 Nineteen Thousand Five Hundred Forty Five and 87/100ths (\$19,545.87) Dollars, which indebtedness is evidenced by Borrower's note dated November 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 November 1, 1995.

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 on the southern side of Libby Lane, in the Town of Mauldin, Greenville County, South Carolina, being shown and designated as Lot No. 110 on plat of Hillborough, Section 2, dated November, 1970, by Jones Engineering Service, Engineers, and being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-F, at Page 51, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Libby Lane, which point is the joint front corner of Lots No. 109 and 110; running thence along Libby Lane North 87-21 East 110.7 feet to an iron pin, joint front corner of Lots No. 110 and 111; thence running South 10-25 East 163.9 feet to a point, joint rear corner of Lots No. 110 and 111; running thence South 70-51 West 82.4 feet to a point; thence running North 81-14 West 78.5 feet to a point which is the joint rear corner of Lots 110 and 109; running thence North 4-41 East 171.3 feet to a point on Libby Lane, the point of beginning.

This being the same property conveyed to the mortgagor by deed of Sam Yancey and Mary W. Yancey recorded herewith.

which has the address of 106 Libby Lane Mauldin  
(Street) (City)  
S. C. 29662 (herein "Property Address");  
(State and Zip Code)

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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