

GREENVILLE, CO. S. C.
MAY 22 3 55 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 16th day of May 1979, between the Mortgagor, C. Thomas Giovanetti and Crystal H. Giovanetti (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").

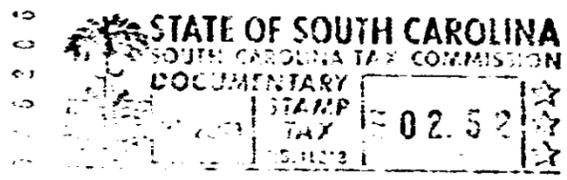
WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand Three Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 16, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1989;

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 located in Greenville County, South Carolina, being known and designated as Lot No. 165 of Woodfields, Section C, as shown on a plat recorded in the RMC Office for Greenville County, in Plat Book GG, at page 107, and more particularly described on plat entitled "Property of C. Thomas Giovanetti and Crystal H. Giovanetti, prepared by Century Land Surveying Co., dated May 16, 1979, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Pine Creek Drive at the joint front corner of Lots 164 and 165 and running thence S. 33-28 W. 166.0 feet to an iron pin; thence turning and running N. 56-32 W. 90.0 feet to an iron pin; thence turning and running N. 33-28 E. 166.0 feet to an iron pin, corner with Pine Creek Drive; thence turning and running along the edge of Pine Creek Drive, S. 56-32 E. 90.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mortgagors by Robert H. Burk and Sandra W. Burk, by deed dated August 20, 1974 and recorded in the RMC Office for Greenville County in Volume 1006 at page 145 on September 3, 1974.



which has the address of 21 Pine Creek 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 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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