

Mortgagee's Mailing Address: P. O. Box 1263, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

MORTGAGE

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THIS MORTGAGE is made this 31st day of May 1979, between the Mortgagor, Robert F. Moore and Maureen B. Moore (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").

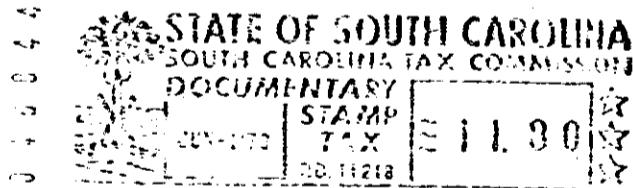
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Nine Thousand Four Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 lying, situate and being in the County of Greenville, State of South Carolina, being known and designated as a portion of Lot No. 23 and a portion of Lot No. 24 on plat of Section B Oakland Heights Subdivision which was recorded in the RMC Office for Greenville County in Plat Book F at Page 204 and being shown and designated on a more recent plat entitled "Property of Franklyn Curtis Allen and Claudia W. Allen," prepared by Carolina Surveying Company dated May 25, 1972 and recorded in the RMC Office for Greenville County on May 29, 1972 in Plat Book 4Q at Page 93 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Buist Avenue being 300 feet, more or less, from the intersection of Buist Avenue and Townes Street and running thence along the northern side of Buist Avenue N. 80-15 W. 75.0 feet to an iron pin, thence N. 9-45 E. 170.5 feet to an iron pin; thence S. 80-15 E. 75.0 feet to an iron pin; thence S. 9-45 W. 170.5 feet to the point of beginning.

This being the same property conveyed to the Mortgagors by deed of Franklyn Curtis Allen and Claudia W. Allen of even date and to be recorded herewith.



which has the address of 112 Buist Avenue Greenville (Street) (City) S. C. (State and Zip Code) (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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