

GREENVILLE S.C.
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COMMERCIAL RECORDS
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 12th day of January, 1979, between the Mortgagor, William G. Meehan and Mary F. Meehan, (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 Seventeen Thousand and No/100 (\$17,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 12, 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 July 1, 2004.

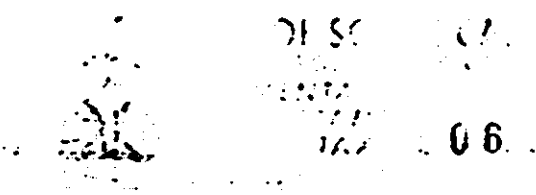
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in Greenville County, South Carolina, containing 1.64 acres, more or less, and being the same property as shown on a plat of a "Survey for William G. Meehan" recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6-S at Page 61, and having according to a more recent plat

of "Property of William G. & Mary F. Meehan", dated December 29, 1978, and prepared by C. O. Riddle, R.L.S., the following metes and bounds:

Beginning at a point in the center of State Park Road and running thence N. 42-31 E. 63 feet to a point; thence along a line of Wm. Vance Rainey property, S. 26-36 E. 217.4 feet to a point; thence N. 60-03 E. 110 feet to a point; thence along a line of property of Steve Spencer, N. 14-46 W. 236.8 feet to a point; thence S. 44-02 W. 12.2 feet to a point; thence N. 73-17 W. 60 feet to a point in the center of State Park Road; thence along the center of State Park Road, S. 62-35 W. 100 feet to a point; thence continuing along the center of State Park Road, S. 49-30 W. 100 feet to a point; thence continuing along the center of said road, S. 25-05 W. 100 feet to a point; thence continuing along said road, S. 9-42 W. 126.5 feet to the beginning corner. A portion of said property being the same property conveyed to William G. Meehan and Mary F. Meehan by William Vance Rainey, by a deed dated August 23, 1978, and recorded on August 23, 1978, in said RMC Office in Deed Book 1085 at Page 264; and the remaining portion of said property was conveyed to William G. Meehan and Mary F. Meehan by a deed from Jesse M. Pitman dated August 23, 1978, and recorded in said RMC Office on August 23, 1978, in Deed Book 1085 at Page 263.

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which has the address of Route 5 State Park Road, Greenville, South Carolina 29609 (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 tenements together with said property, for the term, hold estate if this Mortgage is on a leasehold estate 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 issued by Lender, and first to the Property.

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