

# MORTGAGE

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THIS MORTGAGE is made this 9th day of February 1979, between the Mortgagor, Clyde M. and Norma L. Bridwell (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-four Thousand Eight Hundred Fifty-six and 95/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 9, 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 February 1, 2002.

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 in Greenville County, State of South Carolina in the Town of Mauldin being known and designated as Lot #104 on plat of EASTDALE DEVELOPMENT and being shown on recent plat of property of Clyde M. Bridwell and Norma L. Bridwell as having the following metes and bounds, to-wit:**

**BEGINNING at an iron pin on the northerly side of Elm Drive at the joint front corners of lots 105 and 104 and running thence with the joint line of said lots N. 15-12 E. 203.8 feet to an iron pin; thence S. 75-00 E. 125 feet to an iron pin at the joint rear corners of lots 104 and 103; thence with the joint line of said lots S. 15-12 W. 204.25 feet to an iron pin on the northerly side of Elm Drive; thence with the northerly side of Elm Drive N. 74-48 W. 125 feet to the beginning corner.**

This being the same property conveyed to the Mortgagors herein by deed of Marion Lancaster, Jr. and Joann Lancaster to be recorded herewith.

which has the address of 309 Elm Drive, Mauldin South Carolina (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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