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DONNIE S. TANKERSLEY  
R.H.C.

# MORTGAGE

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THIS MORTGAGE is made this 5th day of April 1979, between the Mortgagors, Everett Max Cromer and Susan S. Cromer (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").

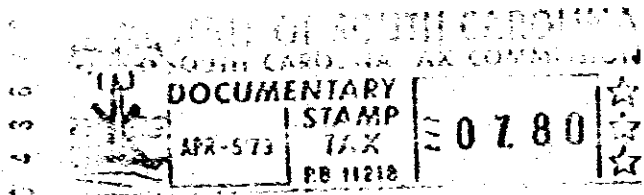
WHEREAS, Borrower is indebted to Lender in the principal sum of Nineteen Thousand Five Hundred and no/100ths (\$19,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 5, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1997

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 those pieces, parcels or lots of land with buildings and improvements thereon, situate, lying and being in Greenville County, South Carolina and being shown as Lots Nos. 6 and 7, Block D, on a plat of Mayfair Estates, recorded in the RMC Office for Greenville County in Plat Book S, Page 72, said lots fronting a total of 80 feet on the westerly side of Mayfair Drive, reference to said plat being craved for a more particular description and being identically the same property conveyed to grantor by deed recorded in Deed Book 587, Page 219; having the following metes and bounds:

BEGINNING at an iron pin on the Western side of Mayfair Drive at the joint front corner of lot nos. 7 & 8 and running thence with the common line of said lots S 73-51W 173.0 feet to a pin, thence with the joint rear lot line of lot 7, and 6, and 68, 69, and 70 N 16-09 W 30.0 feet; thence N 29-53 W 51.5 feet to a pin joint rear corner of lot 6 and 5; thence with the common line of said lots N 73-51 E 185.2 feet to a pin on the Western side of Mayfair Drive; thence with said drive S 16-09 E 80.0 feet to the beginning poiny.

This being the identical property conveyed to the Mortgagors above named by deed of Ross L. Green dated August 31, 1970, and recorded in the R.M.C. Office of Greenville County on August 31, 1970 in Deed Book 897 at page 327.



which has the address of 6 Mayfair Drive, Taylors, 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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