

FILED
GREENVILLE CO. S. C.

MORTGAGE

APR 6 2 39 PM '79

THIS MORTGAGE is made this 6th day of April 1979 between the Mortgagor, PATRICIA W. TEMPLETON (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").

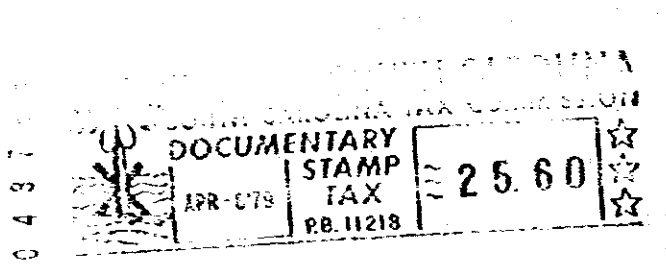
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Four Thousand and no/100 (\$64,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 6, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 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 with the buildings and improvements thereon lying and being on the northerly side of McCarter Avenue, near the City of Greenville, South Carolina, and being designated as Lot No. 22 on plat of Lake Forest Heights as recorded in the RMC Office in Plat Book KK, Page 105, and having according to a more recent survey made by Charles F. Webb dated March 1979 entitled "Property of Mansfield S. Templeton and Patricia W. Templeton", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of McCarter Avenue, joint front corner of Lots 22 and 23 and running thence along the common line of said lots N. 20-39 W. 185 feet to an iron pin; thence N. 74-30 E. 120 feet to an iron pin, joint rear corner of Lots 21 and 22; thence along the common line of said lots S. 20-24 E. 190.3 feet to an iron pin on the northerly side of McCarter Avenue; thence along said Avenue S. 77-07 W. 120 feet to an iron pin, the point of BEGINNING.

This is the same property conveyed to the mortgagor herein by deed of George H. Fox and Eleanor E. Fox to be recorded herewith.



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which has the address of 201 McCarter Avenue, Greenville (Street) (City) South Carolina 29607 (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 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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