

UNRECORDED
S.C.
AUG 13 AM '79
H.M.C. WILKINSON
H.M.C. WILKINSON

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MORTGAGE

THIS MORTGAGE is made this 10 day of August, 1979, between the Mortgagor, Ronald N. Schweitzer and Charlotte R. Schweitzer (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 THIRTY-FIVE THOUSAND SEVEN HUNDRED FIVE AND 24/100 (\$35,705.24) Dollars, which indebtedness is evidenced by Borrower's note dated August 10, 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 August 1, 2003

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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 69, as shown on a plat of the subdivision of FORRESTER WOODS, Section II, recorded in the Office of the R.M.C. for Greenville County, S.C. in plat book 4-X at page 64, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Rockbridge Road, the joint front corner of Lots 65 and 69; thence with the joint line of said lots, S. 72-29 E. 128.7 feet to an iron pin in the line of Lot 67; thence S. 15-24 W. 114.5 feet to an iron pin joint rear corner of Lots 69 & 70; thence with the joint line of said lots, N. 72-44 W. 131.6 feet to an iron pin on the southeastern side of Rockbridge Road; thence with the southeastern side of said road, N. 16-52 E. 115 feet to the point of beginning.

THIS is the same property conveyed to the mortgagors by William W. Mims and Ernestine J. Mims by deed of even date herewith, to be recorded.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
AUG 13 1979

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which has the address of 207 Rock Bridge Road, Greenville, S.C. 29607 (herein "Property Address");
[Street] [City] [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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