

S. C.
AUG 14 1979
WILKINSLEY

MORTGAGE

1418 014

THIS MORTGAGE is made this 23rd day of August, 1979, between the Mortgagor, Ronnie A. Stegall & Jenna Shanklin Stegall (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-nine thousand Six hundred Five & 93/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 23, 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 County of Greenville, State of South Carolina, in the City of Greenville being known and designated as a portion of Lots 1, 2, 3, 4, 5, and 6 of Section C, also a parcel of land lying east of and adjoining Lot 1, Section C, all of which are shown on a plat of STONE ESTATES recorded in the RMC Office for Greenville County, SC in Plat Book G at Page 292, and also including Lot A as shown on a plat entitled PLAT SHOWING LOT A CUT FROM THE STONE ESTATES, made by R. K. Campbell, dated May 22, 1961, all of the above being shown on a more recent plat entitled PROPERTY OF RONNIE A. STEGALL & JENNA SHANKLIN STEGALL, being recorded in the RMC Office for Greenville County, SC in Plat Book 7M at Page 49, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northeastern side of Northwood Avenue and running thence N. 34-45 E. 165.95 feet to an iron pin; thence S. 52-30 E. 198.04 feet to an iron pin on the northwestern side of Chick Springs Road; thence with the northwestern side of Chick Springs Road S. 35-44 W. 38.63 feet to an iron pin; thence S. 31-22 W. 63.86 feet to an iron pin; thence S. 60-35 W. 30.63 feet to an iron pin; thence N. 86-09 W. 43.64 feet to an iron pin on the northeastern side of Northwood Avenue; thence with said Avenue N. 64-33 W. 40.94 feet to an iron pin; thence still with said Avenue N. 58-12 W. 18.2 feet to an iron pin; thence still with said Avenue N. 53-04 W. 91.61 feet to the point of beginning

This being the identical property conveyed to the Mortgagors by deed of Sherry A. McCall and Marie S. McCall as recorded August 26, 1979 in the RMC Office for Greenville in Deed Book 1110 at Page 239.

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GREENVILLE, S.C.

which has the address of 115 Northwood Avenue, Greenville, S.C. 29601 (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 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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