

FILED
GREENVILLE CO. S. C.
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MORTGAGE

THIS MORTGAGE is made this 5th day of September 1979, between the Mortgagor, Jerry L. Cobb and Susan D. Cobb (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").

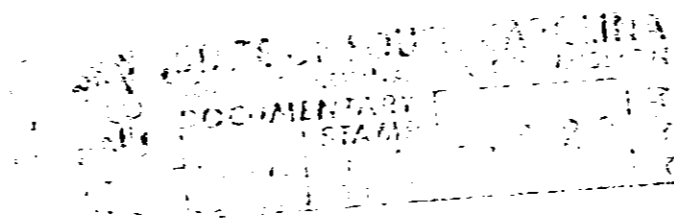
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-eight Thousand (\$48,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 5, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2010

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 lot of land, situate, in Greenville County, South Carolina, shown as Lot No. 54 on a plat entitled "Tar Acres", recorded in the RMC Office for Greenville County in Plat Book PPP at Pages 12 and 13, and having, according to said plat, the following metes and bounds, to wit:

Beginning at a point on the western side of Tar Boulevard, joint front corner of Lots No. 53 and 54, and running thence N 47-44 W 260 feet; thence N 42-16 E 150 feet; thence S 47-44 E 260 feet to Tar Boulevard; thence along said Boulevard S 42-16 W 150 feet to the beginning corner.

This is the same property heretofore conveyed to the Mortgagors herein by deed from Quentin O. Ball and Bernice W. Ball, dated September 5, 1979 and recorded September 6, 1979 in the RMC Office for Greenville County in Deed Book 1110 at Page 912.



which has the address of Route 14, Tar Boulevard, Lot 54 Tar Acres, Greenville, S. C. (Street) (City) (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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