

FILED
GREENVILLE CO. S. C.

SEP 11 2 43 PM '79

BOOK 1480 PAGE 272

CONNIE STANKERSLEY
R.M.C. **MORTGAGE**

THIS MORTGAGE is made this 11th day of September 19 79, between the Mortgagor, John H. May, III and Faye N. May (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").

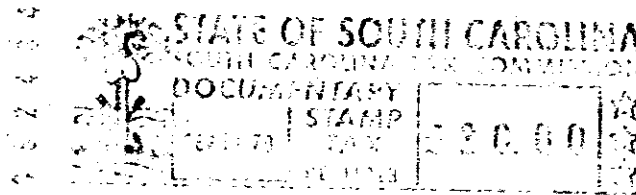
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-five Thousand (\$65,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 11, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 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 tract of land in Greenville County, State of South Carolina, being shown on plat of property of Alvin Hudson Estate, prepared by C. O. Riddle dated August, 1973, and having, according to said plat, the following metes and bounds, to wit:

Beginning at a nail and cap in center of Boiling Springs Road in line of property conveyed to Alvin L. Hudson, Jr. and running thence with said line S 75-25 W 639.6 feet to an iron pin; thence with line of Paul F. Haigler N 14-58 W 195 feet to an iron pin; thence N 74-46 E 671.9 feet to a nail and cap in center of Boiling Springs Road; thence with the center line of said road S 15-00 E 82.6 feet to a nail and cap; thence continuing with the center line of said road S 3-17 E 100 feet to a nail and cap; thence continuing with the center line of said road S 13-57 W 25 feet to the beginning corner, containing 3.03 acres, more or less.

This is the same property heretofore conveyed to the Mortgagors herein by Nell H. Clark by deed dated May 23, 1979 and recorded May 26, 1979 in the RMC Office for Greenville County in Deed Book 1099 at Page 192.



which has the address of Boiling Springs Road, Taylors, South Carolina (City), (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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