

Oct 11 2 25 PM '79
DONN... JANKERSLEY
R.M.C.

BOOK 1483 PAGE 851

MORTGAGE

THIS MORTGAGE is made this 9th day of October 1979, between the Mortgagor, Patrick J. Rodrigue and Susan L. Rodrigue (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 Six Thousand and No/100 (\$46,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 9, 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 October 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 situate, lying and being on the Southeastern side of Bridgewood Avenue in the County of Greenville, State of South Carolina, near the City of Greenville, being known and designated as Lot 12 on plat entitled "Plat of Forest Hills", which plat is recorded in the RMC Office for Greenville County, S. C. in Plat Book BBB at Page 45 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 11 and 12 on the Southeastern side of Bridgewood Avenue and running thence S. 36-44 E. 175 feet to an iron pin at the joint rear corner of Lots 11 and 12; thence with the common line of Lots 5 and 12, S. 53-16 W. 100 feet to an iron pin at the joint rear corner of Lots 12 and 13; thence with the common line of Lots 12 and 13, N. 36-44 W. 175 feet to an iron pin on the Southeastern side of Bridgewood Avenue; thence with the Southeastern side of Bridgewood Avenue, N. 53-16 E. 100 feet to an iron pin, the point of beginning.

This being the same property acquired by the Mortgagors herein by deed of John E. Earley and Pamela C. Earley of even date to be recorded herewith.

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS COMMISSION
RECEIVED
STAMP
OCT 11 1979

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which has the address of 209 Bridgewood Avenue, Taylors, S.C. 29687 (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 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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