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MORTGAGE

THIS MORTGAGE is made this 12th day of October 1979, between the Mortgagor, Thomas P. Dowling and Donna G. Dowling (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").

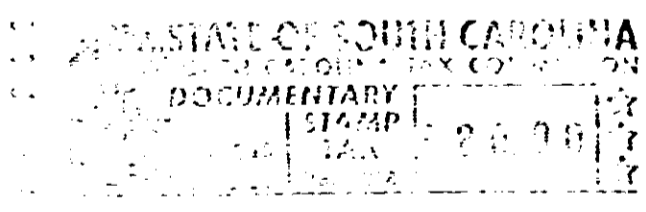
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and 80/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 12, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 certain piece, parce, or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 17, of Stone Lake Heights Subdivision, Section IV, according to a plat prepared of said subdivision by Piedmont Engineers and Architects, July 8, 1964, and revised October, 1965, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book BBB, at Page 159-A, and according to a more recent survey of said property prepared by John R. Long, R.L.S., October 8, 1979, having the following courses and distances, to-wit:

BEGINNING at an iron pin on the edge of Ashford Avenue, joint front corner with Lot 18 and running thence with the common line with Lot 18, N. 36-5-60 W. 200 feet to an old iron pin, joint rear corner with Lots 18 and 19; thence running with the common line with Lot 19, N. 1-45-59 W. 128 feet to an iron pin; thence, S. 85-4-58 E. 48.9 feet to an old iron pin, joint rear corner with Lot 16; thence running with the common line with Lot 16, S. 36-17-25 E. 274.1 feet to an iron pin on the edge of Ashford Avenue; thence running with the edge of said Avenue S. 54-9-24 W. 110 feet to a point on the edge of said Avenue, the Point of Beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of Edwin S. Roberson and Marie M. Roberson, dated October 24, 1978, and which said deed is recorded in the R.M.C. Office for Greenville, State of South Carolina in Deed Book 1090, at Page 590.



which has the address of 17 Ashford Avenue, Greenville, S.C. 29609 (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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