

FILED
GREENVILLE, S.C.

NOV 15 4 11 PM '79

MORTGAGE

REC. 1488 PAGE 424

DONNIE S. TANKERSLEY

14th
THIS MORTGAGE is made this day of November
19 79, between the Mortgagor, Lynn F. Rowell

(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-five Thousand Eight
Hundred Fifty and 00/100 Dollars, which indebtedness is evidenced by Borrower's note
dated November 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 November 1, 1984

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, located, lying and being
in the City and County of Greenville, State of South Carolina, being shown
and designated as Lot No. 49, on plat entitled "Collins Creek, Section
Two", dated July 30, 1979, prepared by C. O. Riddle, Surveyor, recorded
in the Greenville County RMC Office in Plat Book 7-C at Page 57, and
having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Western side of the right-of-way of Babbs
Hollow, and running thence S. 79-26 W., 36.25 feet to a point; thence N. 42-10
W., 167.33 feet to a point; thence N. 26-20 W., 71.03 feet to a point;
thence N. 47-26 E., 208.31 feet to a point; thence N. 70-00 E., 21.84
feet to a point; thence S. 9-45 E., 288.05 feet to a point on the Western
side of the right-of-way of Babbs Hollow; thence S. 43-09 W., 62.25
feet to a point on the Western side of the right-of-way of Babbs Hollow,
the point and place of BEGINNING.

Derivation: Deed from Babbs Hollow Development Company recorded
November 15, 1979, in Deed Book 1115 Page 689.

which has the address of Lot #49, Collins Creek, Greenville
(Street) (City)
South Carolina (therein "Property Address");
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-
ments 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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