

Nov 29 3 16 PM '79

BOOK 1489 PAGE 764

DONNIE S. TANKERSLEY R.M.C. MORTGAGE

THIS MORTGAGE is made this...twenty-ninth...day of...November... 19.79., between the Mortgagor, Albert Allen and Linda P. Finley... (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").

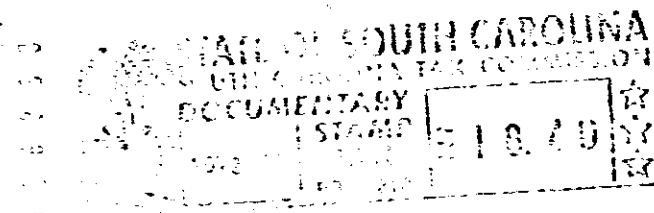
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Six Thousand Dollars and... no/100... Dollars, which indebtedness is evidenced by Borrower's note dated November 29, 1979... (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 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, parcel or lot of land with the improvements thereon, situate, lying and being Section III of the Powderhorn Subdivision in Simpsonville, South Carolina, and being more particularly shown and designated as Lot No. 105 on Plat of property of American Service Corporation of South Carolina, prepared by C. O. Little, dated February 19, 1979, and recorded in the Office of the Clerk of Court for Greenville County in Plat Book 7-C at Page 4 on March 5, 1979. Said lot having the following measurements and boundaries as shown on said plat to-wit:

BEGINNING at a point on Manassas Drive at the corner of Lots No. 104 and 105, thence S. 33-14 W. 143.1 feet to a point at the rear of Lot No. 107; thence running S. 53-00 E. 64.36 feet to a point at the corner of Lots No. 107 and 106; thence running S. 83-38 E. 75.74 feet to a point on Powderhorn Road; thence N. 9-21 E. 61.45 feet; thence running N. 13-44 E. 40 feet to a point; thence running N. 23-16 W. 39.93 feet to a point; thence running N. 60-16 W. 40.29 feet to a point; thence running N. 57-40 W. 20 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of American Service Corporation of South Carolina of even date with this instrument, and recorded in the RMC Office for Greenville County in Deed Book 1116 at Page 593 on November 29, 1979.



which has the address of 101 Manassas Drive, Simpsonville, South Carolina 29681 (Street) (City) (State and Zip Code) (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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