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DONNIE S. FANKERSLEY  
R.M.C.

BOOK 1492 PAGE 431

# MORTGAGE

THIS MORTGAGE is made this 28th day of December 1979, between the Mortgagor, Robert G. Watson and Helen T. Watson (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").

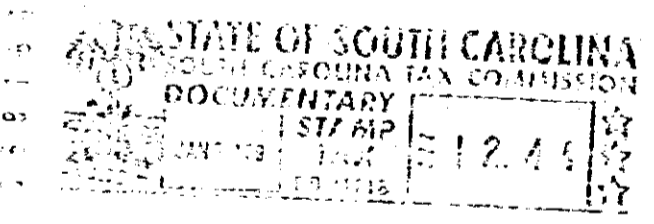
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY ONE THOUSAND FORTY SIX AND 76/100 (\$31,046.76) Dollars, which indebtedness is evidenced by Borrower's note dated December 28, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2008

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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Simpsonville, on the easterly side of Newgate Drive, being shown and designated as Lot No. 103 on Plat of Bellingham, Section II, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 4-N at Page 79, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Newgate Drive, the joint front corner of Lots No. 103 and 104, and running thence with the joint line of said lots, S. 24-42 E. 128.9 feet to an iron pin; thence with the rear line of Lot No. 103, N. 40-04 E. 157.0 feet to an iron pin; thence N. 76-11 W. 151.5 feet to an iron pin on the easterly side of Newgate Drive; thence with the curve of Newgate Drive, the radius of which is 50 feet, S. 11-14 W. 40.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by Deed of Hugh P. and Elise S. McGee dated December 28, 1979 and recorded in the R.M.C. Office for Greenville County in Deed Book 1118, Page 299.



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which has the address of 216 Newgate Drive, Simpsonville, South Carolina 29681 (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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