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1457 JJ

CONNIE S. TANKERSLEY  
R.M.C.**MORTGAGE**

THIS MORTGAGE is made this 2nd day of February 1979 between the Mortgagor, Marcus C. Bridger

(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 and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated February 2, 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 March 1, 1994

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 on the western side of Scarlett Street in the City of Greenville, County of Greenville, State of South Carolina and being shown and designated as Lot No. 217 on a plat of Sherwood Forest recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book GG at Pages 70 and 71, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Scarlett Street at the joint front corner of Lots Nos. 217 and 218 and running thence along the joint line of said lots S. 83-02 W. 170 feet to an iron pin; thence S. 6-58 E. 75 feet to an iron pin; thence along the joint line of Lots Nos. 217 and 217A N. 83-02 E. 170 feet to an iron pin on the western side of Scarlett Street; thence with the western side of Scarlett Street N. 6-58 W. 75 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of F. W. Bradley and Elizabeth D. Bradley dated April 1, 1964 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 746 at Page 122.

which has the address of 226 Scarlett Street, Greenville, South Carolina

(State and Zip Code) (City)

..... (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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