

FILED
GREENVILLE CO. S. C.
JUN 8 1 34 PM '79
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 7th day of June 19.79., between the Mortgagor, Joseph G. Scott and Josephine J. Scott (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 Four Thousand Five Hundred Forty and 59/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 7, 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 June 1, 2005.

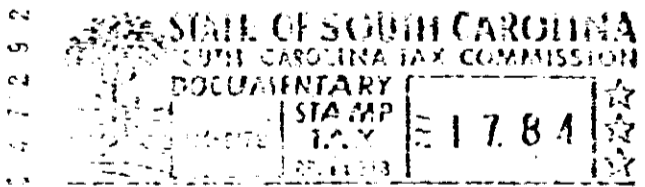
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the southeastern side of Bethel Road, and being known and designated as Lot No. 19 according to a plat of Holly Tree Plantation, prepared by Enwright Associates, Inc. dated May, 1973, and recorded in the Greenville County R.M.C. Office in Plat Book 4X at Page 35, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Bethel Road at the joint front corner of Lots 19 and 20, and running thence along the common line of said lots, S. 67-39-11 E. 156.62 feet to an iron pin at the joint rear corner of Lots 19 and 20; thence S. 24-11-41 W. 124.33 feet to an iron pin at the joint rear corner of Lots 18 and 19; thence N. 66-02-25 W. 152.82 feet to an iron pin on the southeastern side of Bethel Road; thence N. 22-32 E. 120.04 feet to an iron pin at the point of beginning.

The above described property is the same acquired by the Mortgagors by deed from John M. Schmitt and Nannette M. Schmitt recorded in the Greenville County R.M.C. Office on June 8, 1979.

Fidelity Federal Savings & Loan Association
Loan Processing Department
101 East Washington Street
Greenville, S. C. 29601



which has the address of 2124 Bethel Road Simpsonville S. C. 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 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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