

FILED  
GREENVILLE CO. S. C.

JUN 21 3 13 PM '79

DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

Mortgagee's Address:  
PO Bx 1268  
Greenville, SC 29602

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THIS MORTGAGE is made this 14th day of June 1979, between the Mortgagor, AMBROSE MAZZOLA and MARGARET A. MAZZOLA (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").

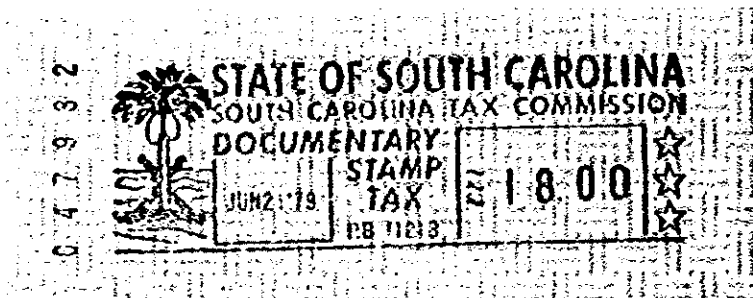
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-FIVE THOUSAND AND NO/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 14, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2009;

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 lot of land situate on the western side of Shiloh being shown as Lot No. 74 on a plat of Powderhorn Subdivision, Section Two, dated September 20, 1977, prepared by C. O. Riddle, recorded in Plat Book 6-H at page 49 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Shiloh at the joint front corner of Lot 74 and Lot 75 and running thence with Lot 75 S 33-11 W 135.2 feet to an iron pin at the joint rear corner of Lot 74 and Lot 75; thence N 59-06 W 27.2 feet to an iron pin; thence due north 160 feet to an iron pin at the joint rear corner of Lot 73 and Lot 74; thence with Lot 73 S 68-45 E 138.18 feet to an iron pin on Shiloh; thence with Shiloh S 6-47 E 47 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of American Service Corporation, to be recorded herewith.



which has the address of 104 Shiloh, 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 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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