

FILED  
GREENVILLE CO. S. C.

MORTGAGE

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JUL 12 11 37 AM '79

ANNIE S. TANKERSLEY  
THIS MORTGAGE is made this 12th day of July 1979, between the Mortgagor, Roy Lee Styles and Carrie W. Styles, (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 Thousand and No/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 12, 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 July 1, 1999;

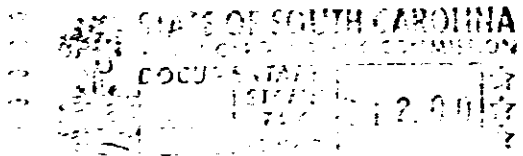
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 Bates Township, Greenville County, State of South Carolina, on the north side of the Rifle Range Road in Little Texas and bounded by lands now or formerly of G. C. Kelley on the East, by lands now or formerly of J. H. Ferguson on the North, by lands now or formerly of Mrs. Ophelia Ferguson on the West, and by lands now or formerly of Blackwell, formerly by H. Y. Hawkins, on the South, and containing ten and 54/100 (10.54) acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin about twenty (20) feet East of a branch and running N. 70-30 W. 445 feet to an iron pin; thence S. 28-15 W. 380 feet to an iron pin; thence S. 57-00 W. 323 feet to an iron pin in road; thence along road, S. 27-33 E. 267 feet to an iron pin in road; thence S. 70-03 E. 549.3 feet to an iron pin near branch (on west side of branch about twenty (20) feet back from branch); thence in a straight line crossing said branch in a northerly direction approximately 836 feet to an iron pin on the east side of said branch, the beginning corner.

Subject to easements, restrictions and rights-of-way, if any, affecting the above described property.

Being the identical property conveyed to the Mortgagors herein by deed of Karl W. Rausch dated and recorded even date herewith in the R.M.C. Office for Greenville County in Deed Book 1106 at Page 560.



which has the address of Little Texas Road Travelers Rest South Carolina 29690 (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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