

FILED
GREENVILLE CO. S.C.

RILEY & RILEY
MORTGAGE

JUL 13 10 23 AM '79

THIS MORTGAGE was made this 12th day of July 1979, between the Mortgagor, James J. Grover & Lila M. Grover (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").

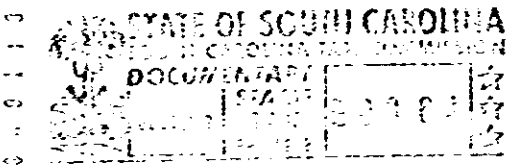
WHEREAS, Borrower is indebted to Lender in the principal sum of Nine Thousand, One Hundred and . No/ .100 (\$9,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 12, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1991.

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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots 15 & 16 on plat of LANDS OF MRS HELEN ADAMS, which plat is recorded in the RMC Office for Greenville County, S.C. in Plat Book K at Page 131A, and having, according to a more recent plat prepared by Carolina Surveying Company, dated July 10, 1979, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the joint rear corner of Lots 17 and 16 and running thence N. 50-24 E. 89.8 feet to an old iron pin; thence S. 48-49 E. 193.7 feet to an old iron pin; thence S. 51-22 W. 55 feet to a point; thence S. 53-47 W. 55 feet to a point on the joint front corner of Lots 17 and 16; thence with the joint line of said lots, N. 42-57 W. 187.3 feet to the beginning corner.

THIS being the same property conveyed to the mortgagors herein by deed of Mrs. Adell W. Poole, of even date, to be recorded herewith.



which has the address of Route 3, East Main Street, Taylors, South Carolina 29687 (Street) (City) (herein "Property Address"); (State and Zip Code)

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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