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MORTGAGE

THIS MORTGAGE is made this. 20th day of September.

19. 79, between the Mortgagor, Reese H. Baughn and Beth W. Baughn
(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").

All that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being at the southeastern corner of the intersection of Spring Vale Drive and Bridges Road in Greenville County, South Carolina, in the Town of Mauldin, being shown and designated as Lot No. 60 on a plat of HOLLY SPRINGS, Section No. 2, made by Piedmont Engineers & Architects, dated November 1, 1972, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R, page 54, and being more recently shown on a survey for Reese H. Baughn and Beth W. Baughn dated September 19, 1979, by Wolfe and Huskey, Surveyors, to be recorded herewith; reference is hereby made to said plats for the metes and bounds description thereof.

This being the same property conveyed to mortgagors by deed of L. Doyle Griggs and Harriett Griggs dated September 20, 1979, to be recorded herewith.

This property is subject to rights of way, easements, conditions, roadways, and restrictive covenants reserved on plats and other instruments of public record, and actually existing on the grounds affecting said property.

STATE OF SOUTH CAROLINA

DOCUMENTARY

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which has the address of ... 208 Spring Vale Drive, Holly Springs, Mauldin

[Street] [City]

South Carolina 29662 (herein "Property Address");

South Carolina 29662...(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 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, casements 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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