

Fidelity Federal Savings & Loan Association
P. O. Box 1268
Greenville, S. C. 29602

RECEIVED
SOUTH CAROLINA
22 PH '79
MORTGAGE
W.H.C. WINSLEY

MAIL TO
GADDY & DAVENPORT
P. O. BOX 10267
GREENVILLE, S. C.

BOOK 1131 PAGE 611

THIS MORTGAGE is made this 21st day of September 1979, between the Mortgagor, Douglas O. Taylor

(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 Two Hundred Five Thousand and No/100 (\$205,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 21, 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 January 1, 2000.

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 of those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, Greenville County, Butler Township, in the City of Greenville, being shown and designated as Lots 1 and 2 on a plat entitled "Property of Jamison & Goodwin", prepared by R. E. Dalton, Engineer, dated October, 1923, recorded in the R.M.C. Office for Greenville County in Plat Book F, Page 179, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the northeastern side of Laurens Road at the northwest corner of the intersection of Laurens Road and Simmons Avenue (formerly Dalton Street) and running thence along the northwest side of Simmons Avenue N. 47-15 E. 200 feet to an iron pin at the corner of Lot No. 3; thence along Lot No. 3, N. 42-45 W. 160.4 feet to an iron pin at the joint rear corner of Lots 1 and 3; thence S. 36-28 W. 176.6 feet to an iron pin on the northeastern side of Laurens Road; thence with the northeastern side of Laurens Road, S. 30-50 E. 130 feet to an iron pin, the point of beginning.

This is the identical property conveyed to Douglas O. Taylor by deed from William W. Ford and Janie B. Ford dated May 29, 1964, recorded on June 1, 1964 in the R.M.C. Office for Greenville County, South Carolina in Deed Book 750, Page 85.

ALSO, ALL of that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Butler Township, City of Greenville, being shown and designated as Lot No. 3 on a plat entitled "Property of Jamison & Goodwin", prepared by R. E. Dalton, Engineer, dated October, 1923, recorded in the R.M.C. Office for Greenville County in Plat Book F, Page 179, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the northwestern side of Simmons Avenue (formerly Dalton Street) at the joint front corner of Lots 2 and 3 as
(CONTINUED ON PAGE 5)

which has the address of 1803 Laurens Road Greenville
[Street] [City]
South Carolina 29607 (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, 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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