

FILED
GREENVILLE CO. S. C.

APR 18 2 55 PM '79

DOONIE S. TANKERSLEY
R.M.C.

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MORTGAGE

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THIS MORTGAGE is made this 13th day of April, 1979, between the Mortgagor, Triad Properties, A Limited Partnership (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 Ten Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 13, 1979 (herein "Note"), providing for monthly installments of principal and interest, S. 41-15 E. 65 feet to an iron pin; thence N. 49-00 E. 99.4 feet to an iron pin on the southwestern side of Fifth Avenue; thence with the southwestern side of Fifth Avenue, N. 41-10 W. 65 feet to an iron pin the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Robert H. Wynne, Jr., dated April 12, 1979, and recorded in the RMC Office for Greenville County on April 18, 1979.

THE mailing address of the Mortgagee herein is P. O. Box 1268, Greenville, South Carolina 29602.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
APR 18 1979
\$ 0 1 0 0
R.S.L.E.X.
GREENVILLE S.C.

PAID AND SATISFIED IN FULL
THIS 17 DAY OF Dec 1979
BY W. P. [Signature]
ASSIST. V.P.
WITNESS [Signature]

(2.0001)

LATHAN FANSSOUX SMITH & BARBARA, P. A.
GCTO 3 DE 18 80 440

which has the address of 18 Fifth Avenue, Greenville (Street) (City)

South Carolina (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.

SOUTH CAROLINA - 1 to 4 Family - 6/75 - FNMA/FHLMC UNIFORM INSTRUMENT

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