

FILED  
GREENVILLE CO. S. C.

**MORTGAGE**

BOOK 1493 PAGE 461

JAN 17 3 33 PM '80

DONNE CANNERSLEY

THIS MORTGAGE is made this 15th day of January 1980, between the Mortgagor, Richard E. Greer and Sandra B. Greer

(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").

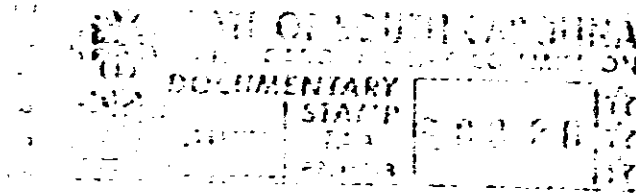
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Fifty-eight Thousand and 00/100 (\$158,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 15, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2010

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:

City of Mauldin, containing 1.76 acres, more or less, shown on a plat entitled "Property of R. E. Greer" prepared by C. O. Riddle, R.L.S., dated February 9, 1978, recorded in the RMC Office of Greenville County in Plat Book 6-N at Page 69, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin located within a road, approximately 700 feet from knollwood Drive; thence S 2-49 W., 358.63 feet to an iron pin located adjacent to the edge of a lake; thence S. 79-22 W., 111.58 feet to an iron pin; thence N. 88-13 W., 88.78 feet to an iron pin; thence N. 23-30 W., 190.4 feet to an iron pin; thence N. 56-33 E. 205.0 feet to an iron pin; thence N. 82-45 W., 30.67 feet to an iron pin; thence N. 21-59 W., 51.55 feet to an iron pin located within the afore-said private road; thence N. 70-00 E., 139.29 feet to an iron pin in said road; thence S. 74-42 E., 41.15 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Greerco Partners, a S.C. partnership, dated February 23, 1978, and recorded on March 7, 1978, in the Office of the RMC for Greenville County, South Carolina in Deed Book 1074 at Page 858, and rerecorded on March 28, 1978, in Deed Book 1076 at Page 56. The interest of Sandra Greer was conveyed by deed recorded in Deed Book 1076 at Page 58.



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which has the address of Route 6, Knollwood Drive, Mauldin, S.C. (Street) (City) S.C. 29662 (State and Zip Code) (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 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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