

RECORDED
INDEXED
SOUTH CAROLINA
1980 JUN 24

MORTGAGE

24th day of June

THIS MORTGAGE is made this 24th day of June 1980, between the Mortgagor, Robert L. Green

(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 Thousand and no/100 (\$150,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 24, 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 July 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 that certain piece, parcel or lot of land, lying and being on the westerly side of Chinquapin Lane, near the City of Greenville, S. C., being known and designated as Lot No. 284 A, Sector VI, plat of Botany Woods, as recorded in the RMC Office for Greenville County, S. C. in Plat Book YY, at Page 131 and having, according to a more recent survey dated June 18, 1980, prepared by W. R. Williams, Jr., Surveyor, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Chinquapin Lane, joint front corner of Lots 284 A and 285 and running thence with the common line of said Lots, S. 72-14 W. 191.6 feet to an iron pin, joint rear corner of Lots 284 A and 285; thence N. 18-45 W. 120 feet; thence N. 2-08 E. 49 feet to an iron pin, joint rear corner of Lots 284 A and 284; thence with the common line of said Lots, N. 80-17 E. 190.3 feet to an iron pin on the westerly side of Chinquapin Lane; thence with the westerly side of Chinquapin Lane, S. 8-50 E. 40 feet; thence continuing with said Lane, S. 14-41 E. 100 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mortgagor herein by deed of Frank Ulmer Lumber Company, dated July 11, 1966 and recorded in the RMC Office for Greenville County, S. C. on July 14, 1966 in Deed Book 802, Page 127.

ALSO: ALL that piece, parcel or lot of land situate, lying and being at the southwestern corner of Bonaventure Drive and Chinquapin Lane near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 284, Sector 6 of a subdivision known as Botany Woods, plat of which is recorded in the RMC Office for Greenville County in Plat Book YY, at Page 131 and having, according to a more recent survey dated June 18, 1980, prepared by W. R. Williams, Jr., Surveyor, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Bonaventure Drive at the joint corner of Lots Nos. 284 and 365 and running thence with the southern side of said Drive, S. 88-58 E. 85 feet to an iron pin; thence continuing with said Drive, S. 85-22 E. 60 feet to an iron pin at the intersection of said Drive with Chinquapin Lane, which intersection is curved for a distance of 36.7 feet; running thence with Chinquapin Lane, S. 0-13 W. 65 feet to an iron pin; thence continuing with said Lane, S. 8-50 E. 70 feet to an iron pin at the corner of Lots Nos. 284 and 284 A; running thence with the joint line of said Lots, S. 80-17 W. 190.3 feet to an iron pin at the joint rear corner of Lots Nos. 284 and 365; running thence with said Lots, N. 2-08 E. 200 feet to an iron pin, the which has the address of Chinquapin Lane, Greenville (cont'd)

S. C., 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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