

REC'D S.C.
JUL 11 PM '80
LESLEY

MORTGAGE

BOOK 1506 PAGE 626

THIS MORTGAGE is made this 1 day of July, 1980, between the Mortgagor, ROY J. LESLEY AND SYBIL M. LESLEY (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").

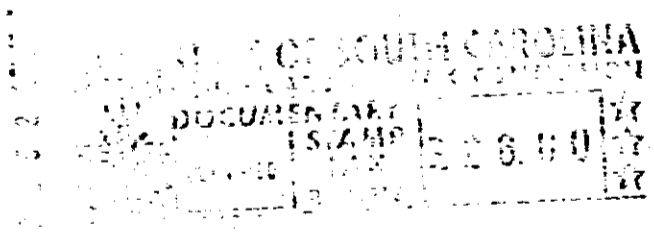
WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY FIVE THOUSAND AND NO/100 (\$65,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 1, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 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:

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, on Cooper Lake Road, containing 8.07 acres, more or less, and, according to a plat entitled "Property of Roy J. Lesley and Sybil M. Lesley" prepared by Carolina Surveying Company dated June 12, 1980, recorded in Plat Book 2-A at Page 42, R.M.C. Office for Greenville County, having the following metes and bounds, to-wit:

BEGINNING at a point on Cooper Lake Road, which point is 13.9 feet from an old iron pin in line of Property of Griffith and running thence with said Cooper Lake Road N. 76-00 W. 158.4 feet to a point; thence leaving Cooper Lake Road and with dirt road N. 60-50 W. 174.9 feet to an old iron pin; thence with line of Stokes Property N. 33-39 W. 383.9 feet to an old iron pin; thence with the line of Johnson Property N. 49-40 W. 627.9 feet to an old iron pin; thence with the line of Early Property S. 44-33 E. 218 feet to an iron pin; S. 76-56 E. 41 feet to an iron pin; and S. 37-11 E. 258.6 feet to an iron pin; joint property line of Early and Griffith; thence with the line of Griffith Property S. 53-19 W. 232.2 feet to an old iron pin and S. 53-14 W. 213.8 feet to an old iron pin; thence S. 12-59 E. 218.8 feet to the point of BEGINNING, containing 8.07 acres, more or less.

This is the same property conveyed to the mortgagors by Deed of Alfredo Pineda and Maria A. Pineda recorded July 1, 1980.



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which has the address of... Route 2, Cooper Lake Road (Street), Simpsonville (City), S.C. 29681 (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.

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