

GRANDED FILED
CO. S. C.
OCT 14 3 00 PM '80
DONNA W. HARRISLEY
R.M.C.

FOSTER & ...
200-1520 PAGE 337

MORTGAGE

THIS MORTGAGE is made this 14th day of October, 1980, between the Mortgagor, Annette E. Ball

(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 Four Thousand and No/100 (\$104,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 14, 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 November 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 Greenville Township, Greenville County, State of South Carolina, being known and designated as Lot 43 according to revision by R. E. Dalton of Plat of McDaniel Heights made by Dalton & Neves, Aug. 1928 revised February 1938 and having been more recently revised according to the following description:

BEGINNING at an iron pin on the northern side of Cleveland Street, corner of lot formerly sold to Dr. J. E. Lipscomb; and running thence N. 2-55 W. 195 feet to the rear corner of Lipscomb property; thence N. 85-50 E. 20 feet to an iron pin; thence S. 4-10 E. 10 feet to an iron pin; thence N. 85-50 E. 60 feet to a point in rear line of lot originally designated as Lot 43; thence S. 2-55 E. 185 feet to a point on the northern side of Cleveland Street; thence along said street S. 85-50 W. 80 feet to the point of beginning.

This being the property conveyed to the mortgagor by deed of Annie D. Norman dated October 14, 1980, and recorded in the RMC Office for Greenville County October 14, 1980, in Deed Book 1135 at Page 43

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
\$41.00

which has the address of 405 Cleveland Street, Greenville, S. C. 29601
[Street] [City]
..... (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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