

GREENVILLE CO. S.C.
JAN 22 10 40 AM '81
SONNIE S. TANKE

MORTGAGE

BOOK 1530 PAGE 658

THIS MORTGAGE was made this 21st day of January 1981, between the Mortgagor, Florence L. Wilson (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 THIRTY THOUSAND AND NO/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 21, 1981 (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, 2011;

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 piece, parcel or lot of land lying, being and situate in Greenville County, South Carolina, and being shown on a plat of property of Florence L. Wilson and Gregory B. Wilson, prepared by Richard D. Wooten, Jr., R.L.S. on December 29, 1980, which plat is recorded in the R.M.C. Office for Greenville County in Plat book 8L at page 17, and which plat shows the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Greenpond Road at the intersection of said road with Frennie Street and running thence S. 34-56 W. 32.43 feet to an iron pin; thence along the northern edge of Frennie Street S. 84-30 W. 245.0 feet to an iron pin; thence turning and running N. 05-30 W. 435.90 feet to an iron pin; thence turning and running N. 88-51 E. 222.17 feet to an iron pin on the western side of Greenpond Road; thence along the edge of said road S. 11-17 E. 202.88 feet to an iron pin; thence S. 12-37 E. 194.05 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by deed of Smith & Brooks, Inc., Trustee, of even date, to be recorded herewith.

RECORDED
JAN 22 1981
GREENVILLE, S.C.

which has the address of Lot 1, Coleman Estates, Greenpond Road, Fountain Inn, S.C. 29644 (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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