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GREENVILLE CO. S. C.

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**MORTGAGE**

BOOK 1532 PAGE 758

DONNIE STANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 12th day of February, 1981, between the Mortgagor, James B. Cullison and Deborah D. Cullison (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 Four Thousand Three Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 12, 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 February 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 lot of land in the City of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot No. 56 as shown on plat of Brookside, Section Three, recorded in plat book 5P at page 11 of the R.M.C. Office for Greenville County, S. C. and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast side of Meadowbrook Drive, the joint front corner of Lots 56 and 57, and running thence with the joint line of said lots S. 53-34-48 E. 152 feet to an iron pin in line of Lot 58; thence with the line of Lot 58 N. 49-02 E. 88.75 feet to an iron pin in line of Section One, Brookside; thence N. 43-40 W. 160 feet to an iron pin on the southeast side of Meadowbrook; thence with the southeast side of said street S. 46-30 W 45.45 feet to an iron pin; thence S. 41-18-23 W. 70 feet to the point of beginning.

This being the same property conveyed unto the Mortgagors by deed of Merrill Lynch Relocation Management, Inc. dated December 29, 1980 and recorded on February 18, 1981 in the R.M.C. Office for Greenville County, S. C. in Deed Book 1192, page 900.

which has the address of 103 Meadowbrook Drive Mauldin South Carolina 29662 (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, appertences, 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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