

FILED
S.C.
JUN 18 1980
GREENVILLE
SHERLEY

MORTGAGE

BOOK 1506 PAGE 178

THIS MORTGAGE is made this 26th day of June 1980, between the Mortgagor, PAUL ALBERT MORRIS AND KAREN L. MORRIS (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").

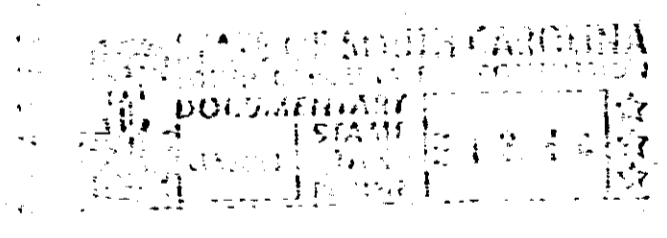
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-three thousand six hundred and no/100ths (\$33,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2005.

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 State of South Carolina:

All that piece, parcel or lot of land situate, lying and being on the south side of Park Avenue, in the City of Greenville, County and State aforesaid.

BEGINNING at a stake three hundred and seventy-five (375) feet from the corner of Park Avenue and Vannoy Street, and running thence in a southerly direction one hundred and ninety eight (198) feet to a stake, joint corners of Lots Nos. 14 and 15; thence in an easterly direction seventy-one and two tenths (71.2) feet (erroniously state in deed of W. C. Cleveland to Elizabeth Stevens as seventy (70' 2") feet and two inches), to a stake at corner of Lots 15 and 16; thence with dividing line of Lots Nos. 15 and 16 in a northerly direction two hundred and eleven (211) feet and two (2) inches to a stake on Park Avenue; thence with Park Avenue in a westerly direction seventy (70) feet to the beginning corner, and being known as Lot. No. 15.

This being the identical property conveyed to the Mortgagors herein by Deed of William H. Mellman exexecuted and recorded on even date herein.



which has the address of 216 E. Park Avenue Greenville, S.C. (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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