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MORTGAGE

BOOK 15 J1 PAGE 924

THIS MORTGAGE is made this 30th day of April 1980, between the Mortgagor, Wilbur Ray Parlier and Shirley Ann Parlier (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 Six Thousand, Two Hundred Eighty Six & 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 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 April 1, 2007

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, together with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, shown and designated as Lot No. 52, Hampshire Hills No. 2 plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-D, page 79, and having the following metes and bounds, to-wit;

BEGINNING at a point on the northern side of Laconia Drive at the joint front corner of Lots 51 and 52, and running thence along the common line of said lots, N. 20-52 W., 160 feet to a point; thence S. 69-20 W., 180 feet to a point; thence S. 22-35 E., 168.5 feet to a point on the northern side of Laconia Drive; thence along the northern edge of Laconia Drive, N. 66-34 E., 175 feet to the point of BEGINNING.

The above described property is the same conveyed to the mortgagors herein by deed of Jay A. Bocook and Karen A. Bocook, dated April 30, 1980, to be recorded herewith.

which has the address of Route #4, Laconia Drive, Travelers Rest, South Carolina 29690 (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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