

GREENVILLE
MAY 2 4 10 PM '80
S.C.

MORTGAGE

THIS MORTGAGE is made this 2nd day of May, 1980, between the Mortgagor, John S. Boulos (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 Ninety and 56/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 2, 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 May 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 GROUND, together with all the buildings and improvements thereon, situated in the County of Greenville, State of South Carolina; being known and designated as Lot No. Fifteen (15) of Wildair Estates Subdivision; according to survey and plat by Freeland & Associates, Surveyors, dated April 28, 1980; and delineated on Subdivision Map registered in Plat Book "EE", page No. 19; said property bearing Municipal Number 11 Burgundy Drive; and being more particularly described as follows:

BEGINNING at a point on the West margin of Burgundy Drive, the Southeast corner of said Lot, and running South 76 degrees 20 minutes West, Two hundred (200.0') feet to a point; then North 13 degrees 40 minutes West, Ninety five (95.0') feet to a point; then North 76 degrees 20 minutes East, One hundred ninety nine (199.0') feet to a point on the West margin of Burgundy Drive, the Northeast corner of said Lot; then South 15 degrees 07 minutes East, Thirty six and seven tenths (36.7') feet along the West margin of Burgundy Drive to a point; then continuing along the West margin of Burgundy Drive, South 13 degrees 40 minutes East, Fifty eight and four tenths (58.4') feet to the point of beginning.

The above is the same property conveyed to mortgagor herein by Deed of Mrs. Claire R. McKay dated May 2nd, 1980, and recorded May 2, 1980, in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 1125, Page 91.

11 Burgundy Drive
Greenville, South Carolina 29615

which has the address of _____ (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 seized 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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