

FILED  
GREENVILLE, S.C.  
MAY 27 AM '80  
DONALD W. HERSLEY

BOOK 1502 PAGE 863

# MORTGAGE

THIS MORTGAGE is made this 12th day of May, 1980, between the Mortgagor, Richard L. Stamey (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").

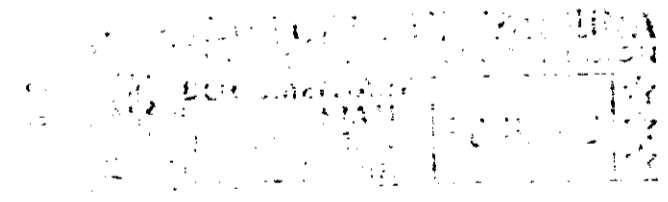
WHEREAS, Borrower is indebted to Lender in the principal sum of ~~9,000.00~~ Nine Thousand Three Hundred Fifty and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 12, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1st, 1992.

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: in the City of Greer, lying and being in the Greer Mill Village, and being more particularly shown as all of LOT NO. 142, on plat entitled "Subdivision of Greer Mill Village, Greer, S.C." prepared by Dalton and Neves, Eng. dated Jan. 1951, and recorded in RMC Office for Greenville County in Plat Book Y at pages 138 and 139, and being more recently surveyed on plat entitled "Property of Richard L. Stamey" prepared by Wolfe and Huskey, Inc., dated May 2, 1980, to be recorded herewith, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at the northeastern intersection of Geer Street and Smith Street, and runs thence with Smith Street, N. 15-56 W. 118.2 feet to old iron pin; thence N. 73-27 E. 72.2 feet to iron pin; thence along line of Lot No. 143, S. 15-56 E. 118.2 feet to old iron pin on northern edge of Geer Street; thence along Geer Street, S. 73-27 W. 72.2 feet to iron pin, the beginning corner, said plats hereby pleaded for a more complete description.

This conveyance is subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagor by deed of Bobby R. McMakin, et al, to be recorded herewith.



which has the address of 8 Geer Street, Greer, S.C. 29651 (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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