

S. C.  
REC'D PH '80  
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# MORTGAGE

THIS MORTGAGE is made this 9th day of July, 1980, between the Mortgagor, Timothy J. Reed (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 Forty thousand and no/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 9 July 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 1 July 2010.

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 piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the northeast side of Argonne Drive, in the city of Greenville County, S. C., being shown as part of Lots 14, 16 and 17 on plat of property of C. B. Martin, made by R. E. Dalton, Engineer, February 1923, recorded in the RMC Office for Greenville County, S. C. in platbook F pages 102 and 103, and having according to said plat and survey made by R. W. Dalton, September 16, 1949 the following metes and bounds, to-wit:

Beginning at an iron pin on the northeast side of Argonne Drive in the front line of lot 16, said pin being 120 feet in a northwesterly direction from the point where the northeast side of Argonne Drive intersects with the northwestside of Tomassee Avenue, and running thence along the northeast side of Argonne Drive, N: 41-10 W. 71 feet to an iron pin in the front line of Lot 17; thence through lot 17, N. 48-50 E. 175 feet to an iron pin; thence along the line of lot 15, S. 41-10 E. 100.8 feet to an iron pin on the northwest side of Tomassee Avenue; thence along the northwest side of Tomassee Avenue S. 21-35 W. 10.3 feet to an iron pin; thence N. 41-10 W. 34.4 feet to an iron pin; thence S. 48-50 W. 166 feet to an iron pin on the northeast side of Argonne Drive, the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of Donald E. Baltz, Inc. record 9 July 1980 in Deed Book 1128 at Page 855.

which has the address of 13 Argonne Drive, Greenville, South Carolina 29605 (herein "Property Address");  
[Street] [City] [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 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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