

S. C. No. 1508 645
MORTGAGE
SLEY

THIS MORTGAGE is made this 18th day of July 1980 between the Mortgagor, Theris T. Poulos and Margaret C. Poulos (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-Five Thousand and 00/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 18, 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 July 1, 1995

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 lot of land at the southeastern corner of Fairhaven Drive and Northway Drive near the City of Greenville, in Greenville County, South Carolina, being shown and designated as Lot 58 on plat of Section II of Orchard Acres recorded in Plat Book QQ-6, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Fairhaven Drive at corner of Lot 57, and running thence with line of said lot, N. 81-33 E. 175 feet to an iron pin in line of Lot 143; thence with line of said lot, N. 8-27 W. 90 feet to a concrete monument on the southern edge of Northway Drive; thence with the southemside of Northway Drive, S. 81-33 W. 155 feet to an iron pin; thence with the curve of the intersection with Fairhaven Drive, the chord of which is S. 36-33 W. 28.3 feet to an iron pin on the eastern side of Fairhaven Drive; thence with the eastern side of said Drive, S. 8-27 E. 70 feet to the beginning.

This being the same property conveyed to the Mortgagors herein by Deed of Rosalee Young Jackson, which Deed was recorded February 7, 1967, in the RMC Office for Greenville County in Deed Book 813-367.

Mortgagee's address: P. O. Box 1268, Greenville, S. C. 29602

which has the address of 206 Fairhaven Drive, Taylors, S. C. 29687 (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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