

1503 810

S.C. MORTGAGE

1980

THIS MORTGAGE is made this 21st day of July 1980 between the Mortgagor, DOROTHY H. ROBERTS (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 THOUSAND AND No/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 21, 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, 2000.

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, situate, lying and being in the State of South Carolina, County of Greenville, in Bates Township, near the Town of Travelers Rest, on the southern side of Parisview Drive, being shown and designated as Lot No. 5 on plat of SUNNY ACRES, prepared by J. C. Hill, Surveyor, August, 1953, revised December, 1954, and recorded in Plat Book BB at Pages 168 and 169, in the RMC Office for Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Parisview Drive, joint front corner of Lots Nos. 5 and 6, and running thence along the common line of said lots, S. 14-00 E. 150.4 feet to an iron pin; thence running S. 61-28 W. 100 feet to an iron pin, joint rear corner of Lots Nos. 4 and 5; thence running along the common line of said lots, N. 6-47 W. 186.3 feet to an iron pin on the southern side of Parisview Drive; thence along said Drive, N. 83-15 E. 74 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Secretary of Housing and Urban Development of Washington, D. C., dated March 28, 1979, and recorded in Greenville County Deed Book 1100 at Page 72..

which has the address of 8 Paris View Drive Travelers Rest S. C. 29690 (Street) (City) (State and Zip Code) (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 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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