

GREENVILLE CO. S. C.
OCT 2 1 14 PM '80
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

1516 4734

30
5
1
3
0
4
0
0
A

0754

THIS MORTGAGE is made this 1 day of October, 1980, between the Mortgagor, Richard A. Gantt (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 Twenty-five thousand four hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 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 September 1, 2005

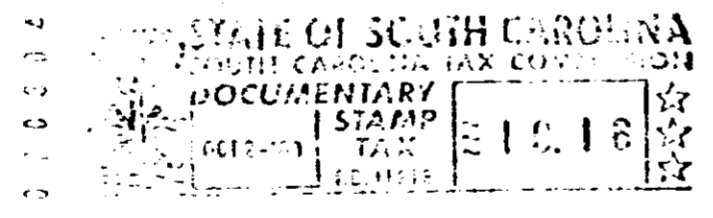
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 of lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 5, as shown on plat of Ethel Y. Perry Estate, prepared by W. J. Riddle on June 1951, recorded in the RMC Office for Greenville, County, S. C., in plat Book BB at page 39, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Dukeland Drive, at the corner of a 10 foot alley; thence running along Dukeland Drive, S. 56-14 W. 67.1 feet to an iron pin, corner of Lot No. 6; thence with line of said lot, N. 39-21 W. 100 feet to an iron pin in line of Lot No. 7; thence with line of said lot N. 56-14 E. 67.1 feet to an iron pin in the western side of a 10 foot alley; thence with said alley, S. 39-21 E. 100 feet to the point of beginning.

This conveyance is made subject to any and all restrictions, zoning ordinances, rights of way of easements boundry lines which would affect the above described property.

This is the identical property as that conveyed to Richard A. Gantt by Manley L. Arnold and Evelyn S. Arnold by deed dated and recorded concurrently herewith.



which has the address of 2. A. & B. Dukeland Drive, Greenville, S. C. (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 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.

4328 RV-2