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R.M.C.

# MORTGAGE

BOOK 1525 PAGE 353

THIS MORTGAGE is made this 21st day of November, 1980, between the Mortgagor, Eugene Pritchard and Olga Pritchard (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 November 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 November 1, 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 lot of land in Greenville County, State of South Carolina, on the northwestern side of Ravensworth Road, near the Town of Taylors, being shown and designated as Lot 12 on plat of Brook Glenn Gardens recorded in Plat Book JJJ at page 85 and described as follows:

Beginning at an iron pin on the northwestern side of Ravensworth Road at the joint front corner of Lots 12 and 13 and running thence N. 29-43 W. 60 feet to an iron pin; thence continuing along said Road with the curve of the intersection of Hillbrook Road, the chord of which is N. 54-22 W. 60.5 feet to an iron pin at the joint front corner of Lots 11 and 12; thence S. 60-17 W. 125 feet to an iron pin; thence S. 29-43 E. 115 feet to an iron pin; thence N. 60-17 E. 150 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of John M. Gladney & Marilyn B. Gladney recorded in Deed Book 1137, Page 413 in the R.M.C. Office for Greenville County on November 25<sup>th</sup>, 1980.

DOCUMENTARY  
STAMP

GCTO -----3 NO25 80 320 4.00CI

which has the address of 2 Ravensworth Road Taylors South Carolina 29687 (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 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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