

GR: FILED
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DONNA TAYLORSLEY
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 11th day of March, 1981, between the Mortgagor, Thomas F. Gruenholz (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 Eighty-One Thousand Five Hundred and No/100 (\$81,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 12, 1981 (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

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 on the western side of Hollybrook Way in Austin Township, Greenville County, South Carolina, being known and designated as Lot No. 45 on a plat of HOLLY TREE PLANTATION, PHASE II, SECTION II, made by Piedmont Engineers & Architects dated January 10, 1974, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-D at page 48, reference to which is hereby craved for the metes and bounds thereof.

This is that property conveyed to Mortgagor by deed of Victor W. McPherson recorded August 20, 1980, in the RMC Office for Greenville County, South Carolina, in Deed Book 1131 at page 567.

which has the address of Lot 45, Holly Tree Plantation Simpsonville (Street) (City) South Carolina 29681 (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.

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