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RECORDED  
NOV 15 1978

BOOK 1401 PAGE 712

# MORTGAGE

THIS MORTGAGE is made this 15th day of November, 1978, between the Mortgagor, Ella Mae Green and L. S. Green, Sr. (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").

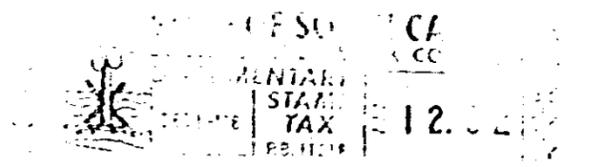
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Two Thousand Two Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 15, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2003.

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 or tract of land, together with all improvements thereon, located, lying and being in the City of Mauldin, County of Greenville, State of South Carolina, lying on the Southern side of East Butler Avenue and having, according to a survey entitled "Property of L. S. Green, Sr. and Ella Mae Green", prepared by Freeland & Associates, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the southern side of East Butler Avenue, at the joint front corner of the within tract and other property of the Mortgagors (said point being 1,058 feet, more or less, from the intersection of East Butler Avenue and Bon Air Street), and running thence S. 48-01 E., 28.0 feet to an iron pin; thence S. 18-07 E., 324.0 feet to an old iron pin; thence N. 86-37 W., 112.1 feet to an old iron pin; thence N. 3-23 E., 56.3 feet to an old iron pin; thence N. 86-43 W., 47.3 feet to an old iron pin; thence N. 16-02 W., 246.12 feet to an old iron pin on the southern side of East Butler Avenue; thence N. 75-07 E., 105.7 feet to an old iron pin, the point and place of beginning.

This is a portion of the property conveyed to Ella Mae Green by deed of Mauldin Methodist Church, Trustees, recorded in the Greenville County R.M.C. Office in Deed Book 832 at Page 345 on October 9, 1967. Also this is a portion of the property conveyed to the Ella Mae Green by deed of L. S. Green, Sr., recorded in the Greenville County R.M.C. Office on February 23, 1960 in Deed Book 645 at Page 92. Also this is a portion of the property conveyed to Ella Mae Green by deed of George C. Mays, et al, recorded in the Greenville County R.M.C. Office on October 13, 1956, in Deed Book 565 at Page 86. Subsequently, Ella Mae Green conveyed an undivided one-half interest in and to the above described property to L. S. Green, Sr. by deed recorded in the Greenville County R.M.C. Office on the 14 day of November, 1978, in Deed Book 1092 at Page 853.  
December



which has the address of \_\_\_\_\_ (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 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.

CC-100-107-178-215

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