

GR: FILED
CO. S. C.
DEC 3 4 39 PM '79
DONNIE T. BARRERSLEY
R.M.C.

MORTGAGE

POD: 1490 PAGE 221

THIS MORTGAGE is made this 29th day of November 1979, between the Mortgagor, Burton J. Edge, Jr. and Kathy D. Edge (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").

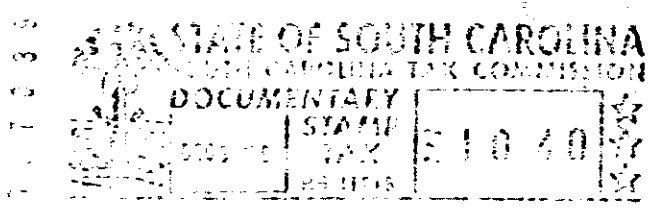
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-five thousand nine hundred forty-seven and 39/100ths Dollars, which indebtedness is evidenced by Borrower's note dated November 29, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1st, 2004.

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 lot of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 48, Section A, as shown on plat of Rockwood Park, recorded in Plat Book S at Pages 120 and 121, prepared by Pickell & Pickell, and by a more recent plat for Burton J. Edge, Jr. and Kathy D. Edge, by Carolina Surveying Company, being described more particularly, according to the former plat, as follows:

BEGINNING at an iron pin on the eastern side of Frontus Street at the joint front corner of Lots No. 47 and 48, and running thence with the joint line of said lots S. 68-41 E. 179.8 feet to an iron pin; thence N. 8-11 E. 50.3 feet to an iron pin; thence N. 16-34 E. 24.7 feet to an iron pin at the rear corner of Lot No. 49; thence with the line of said lot N. 68-41 W. 175 feet to an iron pin on the eastern side of Frontus Street; thence with said street S. 16-34 W. 56.8 feet; thence still with said street S. 8-11 W. 18.2 feet to the beginning corner.

DERIVATION: Deed of Jane M. Ellefson and James Lewis Ellefson, executed November 29, 1979 and recorded December 3, 1979, in the RMC Office for Greenville County in Deed Book 1116 at Page 257.



which has the address of 7 Frontus Street, Rockwood Park, Greenville, (Street) (City) S. C. (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.

SCTO -----2 DE 3 79 300 4.0001

0 2 2 0

4328 RV-2