

MORTGAGE

BOOK 1452 PAGE 531

W. S. TANNERSLEY
R.M.C.

THIS MORTGAGE is made this 8th day of December 1978, between the Mortgagor, Ralph H. Sullivan, (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 Two Hundred and No/100 (\$25,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 8, 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 June 1, 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 tract of land in Greenville County, State of South Carolina and located about three miles from the Town of Simpsonville and being about 250 feet northeast of Scuffletown Road and having, according to plat of property of Ralph Sullivan, prepared by Jones Engineering Service dated February 7, 1978, the following metes and bounds, to-wit:

BEGINNING at an iron pin in 50 foot right of way and running thence with line of property of Alvin Sullivan S. 47-40 E. 219.4 feet to an iron pin; thence N. 32-53 E. 156.9 feet to an old iron pin; thence N. 66-33 E. 45.8 feet to an iron pin; thence with line of property of Jake Sullivan N. 47-40 W. 175 feet to an iron pin in 50 foot right of way; thence S. 53-11 W. 200 feet to the beginning corner and being the same property conveyed to the Grantor herein by deed of Jake Sullivan and Narciss Sullivan dated February 17, 1978 recorded March 17, 1978 in Deed Volume 1075 at page 513.

ALSO, all that certain piece, parcel or strip of land in Greenville County, State of South Carolina, being located on the northeasterly side of Scuffletown Road and having the following metes and bounds, to-wit:

BEGINNING at a point on the northeasterly side of Scuffletown Road and running thence with the line of property now or formerly of Alvin L. and Amelia C. Sullivan N. 54-19 E. 250 feet to an iron pin; thence a right angle in a northwesterly direction 36 feet to a point; thence S. 54-19 W. 250 feet more or less to a point on the northeasterly side of Scuffletown Road; thence with the northeasterly side of Scuffletown Road S. 46-13 E. 36 feet to the beginning corner and being a portion of the same property conveyed to the Mortgagor herein by deed of Jake

which has the address of Route 5, Scuffletown Road, Simpsonville, SC 29681, (State and Zip Code) (herein "Property Address");

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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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