

FILED
GREENVILLE CO. S. C.

APR 30 3 38 PM '79

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

VOL 1494 PAGE 820

THIS MORTGAGE is made this 30th day of April 1979, between the Mortgagor, Harold F. Hunt

(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").

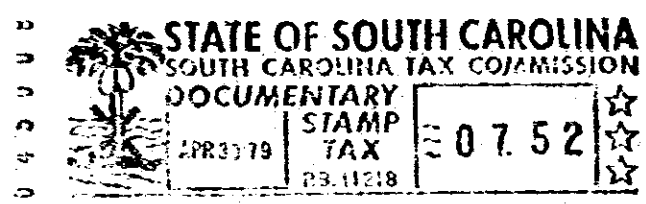
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand Seven Hundred Fifty (\$18,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1989;

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 in the City of Greenville, in Greenville County, S. C., on the northern side of Ease Avenue, being shown on plat entitled "Property of Harold F. Hunt" prepared by Carolina Surveying Co., April 11, 1979, and recorded in the RMC Office for Greenville County, S.C., in Plats Book 7E, at Page 19, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of East Avenue at the joint front corner of the property herein described and other property of the mortgagor, which iron pin is 445.4 feet west of the intersection of East Avenue with East Park Avenue, and running thence with the right of way of said East Avenue S. 80-15 W. 50 feet to an iron pin at the corner of property now or formerly belonging to Stephen G. Jones; thence with the Jones property line N. 11-30 W. 200 feet to an iron pin; thence N. 80-15 E. 50 feet to an iron pin at the joint rear corner of the property herein described and other property of the mortgagor; thence with the joint line thereof S. 11-30 E. 200 feet to an iron pin on the northern side of East Avenue, the point of beginning.

This being a portion of that property conveyed to the mortgagor herein by deed of Selene R. Pool and Edward Pool, dated January 4, 1978, and recorded on January 5, 1978, in the RMC Office for Greenville County, S.C., in Deeds Book 1071, at Page 370.



GCTO
-----3 AP 30 79 1571

which has the address of 125 East Avenue, Greenville, S. C. (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.

0820

4328 RV-2