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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
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MORTGAGE

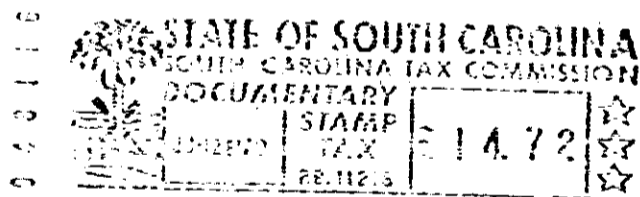
THIS MORTGAGE is made this 20th day of June 1979, between the Mortgagor, James Fred Brunson, Jr. (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Thirty Six Thousand Seven Hundred Fifty (\$36,750.00) and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 20, 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 June 1st, 2009

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 _____, State of South Carolina: being shown and designated as Lot No. 71 on a plat of Heritage Hill, prepared by Piedmont Engineers recorded in the R.M.C. Office for Greenville County in Plat Book YY, Page 187, filed June 12, 1964 and having according to said plat the following metes and bounds to wit:

Beginning at an iron pin on the eastern side of Iverson Street at the joint front corner of Lots 70 and 71 and running thence along the common line of said lots N. 69-54 E. 156.8 feet to an iron pin at the joint rear corner of said lots; thence along the rear of Lot 71 S. 9-45 E. 145.0 feet to an iron pin on the northern side of Colvin Road; thence along Colvin Road S. 80-15 W. 102.3 feet to an iron pin; thence along the intersection of Colvin Road and Iverson Street the chord of which is N. 61-18 W. 39.1 feet to an iron pin; thence along Iverson Street N. 22-40 W. 95.0 feet to an iron pin being the point of beginning.

This is the same property conveyed to the mortgagor by deed of Thomas J. Champagne, Jr. recorded in the R.M.C. Office for Greenville County in Deed Book 829, page 42 on September 20, 1967.



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which has the address of 100 Iverson Street Greenville, South Carolina (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 seized 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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