

RECORDED
SOUTH CAROLINA
AUG 23 PM '79
HARRISLEY

1417 140

MORTGAGE

THIS MORTGAGE is made this 14 day of August 1979, between the Mortgagor, Andrew K. Demos and Soula A. Demos (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-One Thousand Eighty-One and 82/100 (\$21,081.82) Dollars, which indebtedness is evidenced by Borrower's note dated August 14, 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 August 1, 1996

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 Gantt Township and being known and designated as a portion of Tract 2 according to a plat of J. H. Ware Estate recorded in the RMC Office for Greenville County in Plat Book A at page 170 and also being known and designated as the property of Andrew K. Demos and Soula A. Demos on a plat made by Freeland & Associates dated August 13, 1979, to be recorded herewith, and having, according to said recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of White Horse Road at the joint front corner of the property described herein and the property identified as B 3.2 - 5 - 14.2 in the records of the Block Book Department of Greenville County and running thence with the joint line of said lots S. 57-31 W. 197.4 feet to an iron pin; thence N. 38-00 W. 207.5 feet to an iron pin on the south side of Saluda Lake Road; thence with the said Saluda Lake Road N. 84-36 E. 235.3 feet to an iron pin at the intersection of said road with White Horse Road; thence with White Horse Road S. 36-08 E. 100 feet to the point of beginning.

The above-described property is the same acquired by the Mortgagors by deed from T. C. Hooper and Frances S. Hooper dated August 14, 1979, to be recorded herewith.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY TAX
ESTABLISHED 1876

which has the address of corner of White Horse Road and Saluda Lake Road, Greenville, (Street) (City)
South Carolina, (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.

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