

FILED
S. C.
AUG 27 1979
GREENVILLE
SOUTH CAROLINA

1413 430

MORTGAGE

THIS MORTGAGE is made this 27 day of AUGUST 1979, between the Mortgagor, MILDRED HUDSON (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 SIX THOUSAND (\$26,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated Aug. 27, 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 SEPTEMBER 1, 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 Greenville, State of South Carolina:

All that lot of land in the county of Greenville, state of South Carolina, being known and designated as Lot No. 11 on plat of GREENFIELDS Subdivision recorded in plat book XX page 103 of the RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the northwest side of Charlene Drive, the joint front corner of Lots Nos. 10 & 11; thence with the northwest side of said street N. 45-24 E. 134.5 feet to an iron pin in the center line of Duke Power Company right of way; thence with the center line of said right of way N. 0-50 E. 117.3 feet to a point; thence continuing N. 3-19 E. 100 feet to an iron pin corner of Lot No. 23; thence with the line of said lot S. 50-56 W. 177.9 feet to a point; thence continuing S. 71-55 W. 40 feet to an iron pin corner of Lot No. 10; thence with line of said lot S. 20-48 E. 201.4 feet to the beginning corner.

This property was conveyed to Harvey M. Hudson & Mildred Hudson by Dorothy J. Martin by deed dated 9/30/78 recorded 10/2/78 in deed vol. 1089 page 9, of the RMC Office for Greenville County, S. C. Subsequently Harvey M. Hudson conveyed his interest to Mildred Hudson by deed to be recorded herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
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which has the address of 12 Charlene Drive Greenville, S. C. 29615 (herein "Property Address");
[Street] [City] [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 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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