

FILED  
GREENVILLE CO. S. C.  
APR 12 06 PM '80  
CONNOR TANNERSLEY  
R.M.C.

BOOK 1497 PAGE 375

# MORTGAGE

THIS MORTGAGE is made this 7th day of March 1980, between the Mortgagor, Harold Wayne Edwards and Judy C. Edwards (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 Fifty-One Thousand One Hundred Eighty Seven and 38/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 7, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2006;

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 the State of South Carolina, County of Greenville, near the City of Greenville, on the southern side of Foxcroft Road, being shown and designated as Lot No. 8 as shown on plat entitled "Carter's Grove, Section I" prepared by Dalton & Neves, Engineers dated August, 1974 which plat is of record in the RMC Office for Greenville County, S. C. in Plat Book 4-R at Page 99, reference is hereby made to said plat for a more complete description thereof.

This is the same property conveyed to the Mortgagors herein by deed of Edward N. Jones and Vicki A. Jones of even date to be recorded herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA  
DOCUMENT # 1146  
MARCH 12 1980

which has the address of 501 Foxcroft Road, Greenville, S.C. 29607 (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.

0375

4328 RV-2