

Mortgagee's mailing address: P. O. Box 1268, Greenville, S. C. 29602

OFFICE OF THE RECORDER OF DEEDS
SOUTH CAROLINA

BOOK 1500 PAGE 81

APR 15 10 58 AM '80
MORTGAGE

WITNESSES
S. C. S. C.

THIS MORTGAGE is made this 4th day of April 1980, between the Mortgagor, F. Dean Plaia and Helen G. Plaia (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 Three Thousand Nine Hundred Two and 88/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 4, 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 April 1, 1997

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 with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 86 of a subdivision known as Foxcroft, Section 1, as shown on a plat thereof prepared by C. O. Riddle, Surveyor, September 15, 1969 and recorded in the R.M.C. Office for Greenville County in Plat Book 4-F, at Pages 2 through 4, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Runnymede Road, joint front corner of Lots Nos. 86 and 87, and running thence with the joint line of said lots, N. 4-30 W. 160 feet to an iron pin at the joint rear corner of Lots Nos. 84 and 85; thence along the rear line of Lot No. 85, N. 86-44 E. 150 feet to an iron pin on the western side of Meadow Wood Drive; thence along the western side of Meadow Wood Drive, S. 4-30 E. 135 feet to an iron pin; thence along the intersection of Meadow Wood Drive and Runnymede Road, S. 41-07 W. 35 feet to an iron pin on the northern side of Runnymede Road; thence along the northern side of Runnymede Road, S. 86-44 W. 125 feet to the beginning corner.

This being the same property conveyed to the mortgagors herein by deed of Ruth S. Auten, of even date, to be recorded herewith.

which has the address of 17 Runnymede Road Greenville South Carolina 29615 (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.

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