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MORTGAGE

THIS MORTGAGE is made this 30th day of June 1980, between the Mortgagor, Ronnie L. Jordan and Janice R. Jordan (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 Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 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 July 1, 1995.

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 buildings and improvements thereon, situate on the west side of Haynesworth Road, near the City of Greenville, in Greenville County, South Carolina, being shown as a portion of Lot 18 on plat of Farr Estates made by Dalton & Neves Engineers, July 1941, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book M, page 19, and also a portion of Lots 13 and 14 as shown on plat of Westwood Terrace (formerly known as Cedar Lane Gardens) made by T. J. McCoy, Surveyor, August 27, 1955, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book GG, page 139, and having, according to a more recent plat entitled "Property of Ronnie L. Jordan and Janice R. Jordan," as prepared by Freeland & Associates, dated June 26, 1980, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Haynesworth Road, said pin being located approximately 83 feet north from the intersection of Haynesworth Road and Orchid Drive, and running thence S 62-47 W 191.8 feet to an iron pin; thence S 50-22 W 81 feet to an iron pin; thence N 57-24 W 116.1 feet to an iron pin; thence N 63-10 E 333.0 feet to an iron pin on the west side of Haynesworth Road; thence along Haynesworth Road S 21-10 E 35 feet to an iron pin; thence still along Haynesworth Road S 27-09 E 46 feet to the beginning corner.

DERIVATION: This is the same property devised to Janice R. Jordan by will of Sally S. Cureton as shown in the probate court for Greenville County, South Carolina in Apartment 15, File 1. Thereafter, Janice R. Jordan conveyed a one-half interest to Ronnie L. Jordan by deed recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1085, Page 103, on August 11, 1978.

which has the address of 1205 Haynesworth Road Greenville, South Carolina 29611 (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.