

FILED
GREENVILLE CO. S. C.
SEP 2 10 35 AM '80
DONNIE S. TANKERSLEY
R.M.C.

1513 843

MORTGAGE

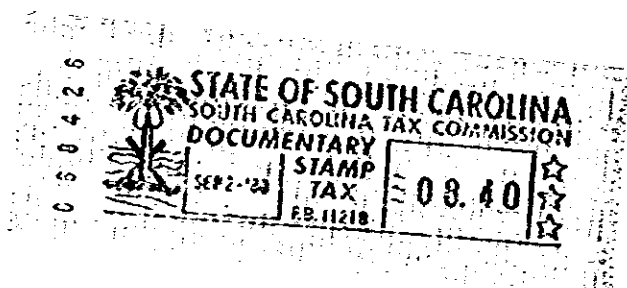
THIS MORTGAGE is made this 30 day of AUGUST, 1980, between the Mortgagor, LOUIS B. KUBLER & SAUNDRA SUE KUBLER (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY ONE THOUSAND (\$21,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 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 AUGUST 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: Cleveland Township, containing 19.2 acres as shown on plat entitled "Survey for Louis B. Kubler" dated August 30, 1980 prepared by W. R. Williams, Jr. and recorded September 2, 1980 in plat book J-A page 93 of the RMC Office for Greenville County, and having according to said plat the following courses and distances, to-wit:

Beginning at an iron pin on the southeast side of Gap Creek, and running thence S. 35-03 E. 704.6 feet to an iron pin on the southeast side of a county road; thence with the southeast side of said road S. 77-14 W. 151.3 feet to an iron pin; thence with the line of property now or formerly of Taylor, S. 35-20 E. 1956.5 feet to an iron pin; thence S. 55-56 W. 494 feet to an iron pin; thence with the line of property now or formerly of Tankersley, N. 31-17 W. 629.5 feet to an iron pin; thence N. 18-53 W. 460 feet to an iron pin; thence N. 16-46 W. 368.5 feet to an iron pin; thence N. 38-49 W. 71.5 feet to an iron pin; thence N. 26-28 W. 301.6 feet to an iron pin; thence N. 74-29 W. 73 feet to an iron pin; thence N. 19-04 W. 196.8 feet to an iron pin on the northwest side of a county road; thence N. 30-22 W. 527.4 feet to an iron pin on the southeast side of Gap Creek; thence with the meanderings of said creek N. 41-56 E. 90.6 feet to an iron pin; thence N. 23-15 E. 97.6 feet to an iron pin; thence N. 80-50 E. 84.2 feet to the point of beginning.

This is the same property conveyed to mortgagors by Willie B. Grumbles by deed of even date herewith to be recorded.



SCTO ----- 2 SE2 80 1309

which has the address of Route # 1, Gap Creek Road (Street) Marietta (City) S. C. 29661 (State and Zip Code) (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.

4.00CI

4328 RV-2