

GREENVILLE CO. S.C.
MAY 21 3 12 PM '76
COMMERCIAL TRUST

MORTGAGE

THIS MORTGAGE is made this 21st day of May 19 76, between the Mortgagor, Thomas R. Strange, Jr. and Terri W. Strange (herein "Borrower"), and the Mortgagee, Fidelity Federal Savings & Loan Association a corporation organized and existing under the laws of South Carolina, whose address is 101 East Washington Street, Greenville, S. C. 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 21, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on

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 piece, parcel or lot of land in Greenville County, State of South Carolina being shown and designated as Lot #45 on plat of Gray Fox Run made by C. O. Riddle dated November 6, 1975 and recorded in the RMC Office for Greenville County in Plat Book 5P at Page 9. According to said plat, the property is more fully described as follows:

BEGINNING at an iron pin on Gray Fox Court at the joint front corner of Lots 45 and 46 and running thence along the joint line of said lots N. 89-53 E. 128.6 feet to an iron pin; thence S. 14-09 E. 140 feet to an iron pin; thence S. 82-56 W. 122.3 feet to an iron pin at the joint corner of Lot 44; thence with line of Lot 44 N. 31-31 W. 124.9 feet to an iron pin on Gray Fox Court; thence with said Court N. 28-29 E. 50 feet to an iron pin; the point of beginning.



which has the address of Gray Fox Court Greenville
(Street) (City)
South Carolina
(herein "Property Address");
(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 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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