

FILED
GREENVILLE CO. S. C.

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MORTGAGE

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THIS MORTGAGE was made this 14th day of April 1979, between the Mortgagor, Rawlin Eugene Hunter (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-One Thousand Two~~ Hundred and ~~NO/100---~~ Dollars, which indebtedness is evidenced by Borrower's note dated April 14, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on first day of September, 2008;

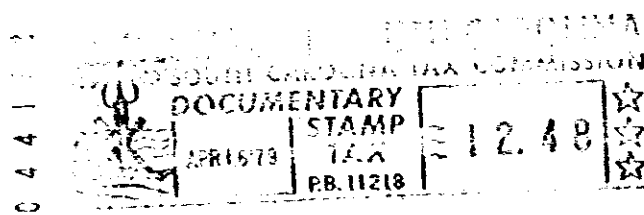
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 _____, State of South Carolina: ALL that piece, parcel and lot of land, situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, on the western side of Longview Terrace, south of Greer, South Carolina, and being shown on plat entitled "Survey for Rawlin Eugene Hunter" prepared by Wolfe and Huskey, Inc., Engs. & Survs., dated 4-2-79, and to be recorded herewith in Plat Book 7D Page 64, and having, according to the said plat, the following metes and bounds, to-wit:

BEGINNING at iron pin on western side of Longview Terrace, joint front corner with Lot No. 15, and runs thence along Longview Terrace, S. 50-30 W. 92 feet to iron pin on western side of Longview Terrace; thence N. 39-30 W. 273.1 feet to iron pin; thence as rear line, N. 48-47 E. 128.2 feet to iron pin; thence S. 41-16 E. 45 feet; thence S. 48-47 W. 37.5 feet to old iron pin; thence S. 39-30 E. 230.5 feet to old iron pin, the beginning corner.

This conveyance is subject to a five foot easement along and with the southern side of said premises for the purpose of maintaining and servicing a water line to Lot No. 14, said easement is five feet in width and runs for a distance of approximately 270 feet beginning on the northwestern side of Longview Terrace, the center of which runs from the front of these conveyed premises to the rear of said premises.

This is that same property conveyed to mortgagor by deed of Addie W. Long to be recorded herewith.

This conveyance is subject to all easements, restrictions, rights-of-way, roadways and zoning ordinances of record, on the recorded plats or on the premises.



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which has the address of Lot #12 Longview Terrace, Greer, South Carolina 29651 (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.

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