

FILED
GREENVILLE CO. S. C.

VOL 1404 PAGE 845

MORTGAGE

APR 30 4 45 PM '79

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 20th day of APRIL, 1979, between the Mortgagor, JOE N. SURRETT AND SANDRA G. SURRETT (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").

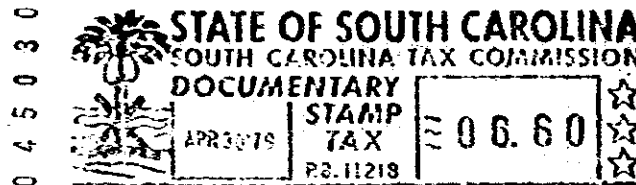
WHEREAS Borrower is indebted to Lender in the principal sum of SIXTEEN THOUSAND FIVE HUNDRED & 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated APRIL (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on JUNE 1, 1999;

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 situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as Lot no. 63 on plat of Augusta Acres, recorded in the RMC Office for Greenville County in Plat Book S at pages 200 and 201 and a more recent plat of Property of Joe N. Surratt and Sandra G. Surratt, dated April 17, 1979, prepared by Freeland & Associates, recorded in Plat Book 7E at page 23, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Meadors Avenue, joint front corner of lots 62 and 63 and running thence N, 69-42 E., 200.0 feet to an iron pin; thence with the rear line of Lot no. 63, S, 20-18 E., 82.3 feet to an iron pin; thence turning and running along the common line of lots 63 and 64, S, 64-34 W., 200.4 feet to an iron pin on Meadors Avenue; thence with said Avenue, N, 20-18 W., 100.0 feet to an iron pin, being the point of beginning.

This is identical of that property conveyed to the mortgagors by deed of Arthur L. Scifres, recorded in deed book 844 at page 644 on May 27, 1968.



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which has the address of 11 Meadors Avenue, Greenville, South Carolina (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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