

GREENVILLE CO. S.C.

JUL 2 11 04 AM '79

DONNIE S. STANFERSLEY  
R.H.C.

1472 121

# MORTGAGE

THIS MORTGAGE is made this 29th day of June 1979, between the Mortgagor, F. Bernhard Ludvigsen and Ellen K. Ludvigsen

(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").

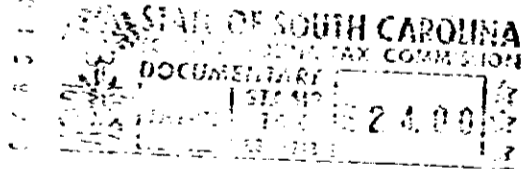
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty thousand and No/100ths (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1st, 1979

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 in the City of Greenville, on the northern side of Lanneau Drive, being shown as Lot No. 31 on Plat of Property of John T. Jenkinson recorded in Plat Book H at Page 208 in the RMC Office for Greenville County and being described as follows:

BEGINNING at a stake on the northern side of Lanneau Drive 370 feet from McDaniel Avenue, at the corner of Lot No. 32; thence with the northern side of said drive, S. 68-16 E. 65 feet to a stake at the corner of Lot No. 30; thence with the line of said lot, N. 21-44 E. 186.3 feet to a stake; thence N. 79-09 W. 65.25 feet to a stake at the corner of Lot No. 32; thence with the line of said lot S. 21-44 W. 180.8 feet to the beginning corner.

DERIVATION: Deed of Nancy Brooks Van Buren, recorded <sup>JULY</sup> June 2, 1979, in Deed Book 1105 at Page 878.



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which has the address of 15 Lanneau Drive, Greenville, S. C. 29605  
[Street] [City]  
..... (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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