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VOL 1476 PAGE 923

# MORTGAGE

THIS MORTGAGE is made this 14th day of August, 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").

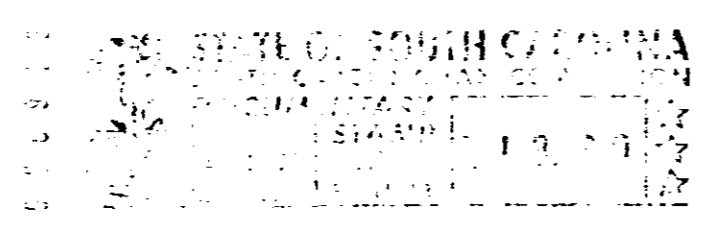
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Four Thousand and 100/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 14, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on the first day of January, 2009;

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: in Chicks Springs Township, on the northern side of Longview Terrace, being portions of Lots Nos. 11, 12 and 14, on survey and plat entitled "Property of Rawlin Eugene Hunter" prepared by Wolfe & Huskey, Eng. & survs., dated 9-1-79, and to be recorded herewith in R.M.C. Office in Plat Book 7 M Page 49, reference to said plat hereby pleaded for a more complete description, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING on the northern side of Longview Terrace, joint corner with lot previously conveyed to mortgagor, and runs thence along said Terrace, S. 50-30 W. 94 feet to iron pin; thence a new line, N. 39-30 W. 270.2 feet to iron pin; thence as rear line, N. 48-47 E. 94 feet to old iron pin; thence S. 39-30 E. 273.1 feet to old iron pin, the beginning corner.

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

This is that same property conveyed to mortgagor by deed of Addie W. Long recorded in R.M.C. Office for Greenville County on July 17, 1979, in Deed Book 1106, Page 831, and to be re-recorded this date to correct typographical error on side line dimension.



which has the address of portion of lots 11, 12, and 14 Longview Terrace, Greenville, 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 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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