

RECORDED
1979
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MORTGAGE

THIS MORTGAGE is made this 17th day of August 1979, between the Mortgagor, Staunton Bridge Investment Co., Inc. and Sam W. McCalla (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 Ninety Thousand and No/100 (\$90,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 17, 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 August 1, 1994

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 those two (2) certain pieces, parcels or lots of land, with all improvements thereon, situate, lying and being in Greenville Township, Greenville County, State of South Carolina, on the northern side of Mills Ave. and being known and designated as Lot 18 and Lot 19 of Block C of a subdivision of property of O.P. Mills, a plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book C at page 284, and having the following metes and bounds according to a more recent plat thereof entitled "Property of Staunton Bridge Investment Co., Inc.", dated June 24, 1979, prepared by W.R. Williams, Jr., RLS:

BEGINNING at an old iron pin on the northern side of Mills Avenue at the joint front corner of Lots 18 and 17, and running thence with the line of Lot 17, N. 35-26 W., 180.4 feet to an iron pin at the joint rear corner of Lots 18 and 17; thence with the rear line of Lot 18, N. 45-10 E., 58.9 feet to an old iron pin at the joint rear corner of Lots 18 and 19; thence with the rear line of Lot 19, N. 45-37 E., 59.9 feet to an old iron pin on the southwestern side of Ladson Street; thence with the southwestern side of Ladson Street, S. 35-32 E., 180.4 feet to an old iron pin on the northern side of Mills Avenue; thence with the northern side of Mills Avenue, S. 45-27 W., 59.4 feet to an old iron pin at the joint front corner of Lots 19 and 18; thence continuing with the northern side of Mills Avenue, S. 45-27 W. 59.4 feet to the point of beginning.

See deed from D.M. & Mary P. Stovall dated 11-3-71, in deed Book 929 at page 50 for lot 19, and Deed from Benjamin K. Norwood dated 2-1-73, in Deed Book 966 at page 300 for lot 18.

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which has the address of 200 and 202 Mills Avenue Greenville S.C. 29605 (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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