

FILED
GREENVILLE, S.C.
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CONNOR BANKERSLEY
F.H.C.

MORTGAGE

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THIS MORTGAGE is made this 21 day of August 1979, between the Mortgagor, Rosemary Fletcher (herein "Borrower"), and the Mortgagee, Federal Savings & Loan Association, South Carolina a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

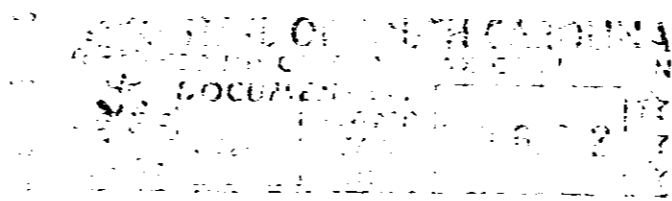
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen Thousand Two Hundred Fifty (\$16,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 21 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 those pieces, parcels or lots or land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots #47 and 48, Pleasant Valley Subdivision, as per plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book BB at Page 163 and having such metes and bounds as appear thereon, described as follows:

BEGINNING at an iron pin on the North easterly side of Prince Avenue, joint front corner of Lots 48 and 49 and running thence N. 69-31 E. 160 feet to an iron pin; joint rear corner of lots 48 and 49; thence S. 20-29 E. 120 feet to an iron pin; joint rear corner of Lots 46 and 47; thence S. 69-31 W. 160 feet to an iron pin, northeastern side of Prince Avenue; joint front corner of Lots 46 and 47; thence N. 20-29 W. 120 feet to the point of BEGINNING.

Derivation: Deed from Patricia Roberts Harris, Secretary of Housing and Urban Development, recorded on June 26, 1979, in Deed Book 1105 at Page 499.



which has the address of 16 Prince Avenue, Greenville South Carolina 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 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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