

SC S.C.
AUG 21 AM '79
MERSLEY

MORTGAGE

1477 330

THIS MORTGAGE is made this 22nd day of August 1979, between the Mortgagor, Donald A. Olsen, Jr. and Carol E. Olsen (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 Fifty Four Thousand Thirty and 78/100ths (\$54,030.78) Dollars, which indebtedness is evidenced by Borrower's note dated August 22, 1979 (herein "Note"), providing for monthly instalments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2006.

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 with the buildings and improvements thereon, in the City of Mauldin, County of Greenville, State of South Carolina being known and designated as Lot No. 32 on plat of Section 7 Forrester Woods sheet 2 of 2 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5-P, pages 21-22 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwesterly side of Piney Grove Road said pin being the joint front corner of Lot Nos. 31 and 32 and running thence with the common line of said lots N. 77-54 W. 150 feet to an iron pin the joint rear corner of Lot Nos. 31 and 32; thence N. 12-06 E. 110 feet to an iron pin the joint rear corner of Lots 32 and 33; thence with the common line of said lots S. 77-54 E 150 feet to an iron pin on the Northwesterly side of Piney Grove Road; thence Northwesterly with Piney Grove Road S 12-06 W 110 feet to an iron pin the point of beginning.

This is the identical property conveyed to the mortgagor(s) herein by deed of B. L. Hunter (same as Burnis L. Hunter) and Ruth A. Hunter (same as Ruth Ann Hunter) of even date, to be recorded herewith.

RECORDED
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION
GREENVILLE, SOUTH CAROLINA
AUG 21 1979

which has the address of 419 Piney Grove Road Mauldin, 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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