

FILED
S. C.
OCT 11 1979
GREENVILLE
SHERSLEY

1484 150

MORTGAGE

THIS MORTGAGE is made this 11th day of October 1979, between the Mortgagor, Claude T. Wilson and Elizabeth B. Wilson (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 Forty-Six Thousand and No/100 (\$46,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 11, 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 October 1, 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:

All that piece, parcel, or lot of land situate, lying and being on the northwestern side of Wembley Road in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 273 as shown on a plat of Section B, Gower Estates prepared by R. K. Campbell, Surveyor, dated December, 1961 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book XX, pages 36 and 37, and also according to a more recent plat prepared by Webb Surveying & Mapping Co. dated October, 1979 entitled "Property of Claude T. Wilson and Elizabeth B. Wilson," the following metes and bounds:

Beginning at an iron pin on the northwestern side of Wembley Road, the joint front corners of Lots Nos. 272 and 273 and running thence with the line of Lot No. 272 N. 69-41 W. 156.6 feet to an iron pin at the rear line of Lot No. 245; thence with the rear line of Lot No. 245 N. 13-19 E. 80 feet to an iron pin at the joint rear corner of Lots Nos. 273 and 274; thence with the line of Lot No. 274 S. 76-41 E. 166.5 feet to an iron pin on the northwestern side of Wembley Road; thence with the northwestern side of Wembley Road S. 19-01 W. 52.3 feet to an iron pin; thence continuing with the northwestern side of Wembley Road S. 20-58 W. 47.7 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Jack A. Smith dated October 11, 1979 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 113 at Page 474 on October 12, 1979.

STATE OF SOUTH CAROLINA
DOCUMENTARY
TAX STAMP
\$10.40

which has the address of 514 Wembley Road, Greenville, South Carolina (herein "Property Address");
(Street) (City) (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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