

OFFICIAL COPY 9.0.

SEP 17 1979

WESLEY MORTGAGE

BOOK 1485 PAGE 336

7102

THIS MORTGAGE is made this 19th day of October 1979, between the Mortgagor, Arthur R. Williams and Joanne E. Williams (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-six Thousand Nine Hundred Thirty-nine and 82/100 (\$36,939.82) Dollars, which indebtedness is evidenced by Borrower's note dated October 19, 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, 2007.

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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 all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the north-eastern side of Coatbridge Road, being shown as Lot 133 on plat entitled "Del Norte Estates", recorded in Plat Book WW at Pages 32 and 33 in the REC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Coatbridge Road, joint front corner of Lots 133 and 134, and running thence with the joint line of said lots N38-46E 136.04 feet to an iron pin in the line of Lot 138; thence with the line of Lots 138 and 139 S48-04E 105 feet to an iron pin, joint rear corner of Lots 132 and 133; thence with the line of said lots S41-1W 143.6 feet to an iron pin on the northeastern side of Coatbridge Road, joint front corner of Lots 132 and 133; thence with the northeastern side of said road N44-15W 100 feet to the point of beginning.

This is that property conveyed to Mortgagor by deed of Robert E. Butler and Deborah S. Butler dated and filed concurrently herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA, ON SEPTEMBER 17, 1979.

which has the address of 4 Coatbridge Road, Greenville, 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 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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