

Nov 2 9 30 AM '79

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

1488 899

THIS MORTGAGE is made this 1st day of November, 1979, between the Mortgagor, Herbert W. Hausmann, Jr. and Carol M. Hausmann (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 Seventy-Five Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated (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 in the County of Greenville, near the City of Greenville, State of South Carolina, at the Westerly intersection of Berrywood Court and Sugar Creek Lane, being known and designated as Lot No. 30 on a plat entitled "Map 7, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 7C at Page 15, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the westerly side of Berrywood Court, said pin being the joint front corner of Lots 30 and 31; and running thence with the western side of Berrywood Court, S. 9-37 E. 140 feet to an iron pin at the westerly intersection of Berrywood Court and Sugar Creek Lane; thence with said intersection, S. 41-21-38 W. 31.48 feet to an iron pin on the northerly side of Sugar Creek Lane; thence with the northerly side of Sugar Creek Lane, N. 82-02-04 W. 28.66 feet to an iron pin; thence N. 79-01-40 W. 93.19 feet to an iron pin; thence N. 79-31-28 W. 13 feet to an iron pin, at the joint corner of Lots 29 and 30; thence with the common line of said lots, N. 7-24-01 W. 114.01 feet to an iron pin at the joint rear corner of Lots 30 and 31; thence with the common line of said lots, N. 80-23 E. 146.82 feet to an iron pin, point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of M. G. Proffitt, Inc. of even date recorded in Deed Book 1114 at Page 839.

SCTO -----2 NO 2 79 1403

which has the address of 300 Sugar Creek Lane Greer
(Street) (City)
S. C. 29651 (herein "Property Address");
(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 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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