

FILED  
GREENVILLE CO. S. C.

NOV 2 11 36 AM '79

DONNIE S. TANKERSLEY  
R.M.C.  
STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

# MORTGAGE

This instrument is subject to the provisions of the National Housing Act.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Manuel J. Soto and Maria E. Soto of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Fidelity Federal Savings and Loan

Association, Greenville, S. C., a corporation organized and existing under the laws of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Thirty six thousand one hundred and

00/100 ----- Dollars (\$ 36,100.00 ), with interest from date at the rate of eight ----- per centum ( 8.0 %) per annum until paid, said principal and interest being payable at the office of Fidelity Federal Savings and Loan Association, Greenville, S. C. in Greenville, South Carolina

or at such other place as the holder of the note may designate in writing, in monthly installments of Two hundred sixty four and 89/100 ----- Dollars (\$ 264.89 ), commencing on the first day of January 19 80, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of December, 2009.

**NOT KNOWN ALL MEN.** That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville State of South Carolina:

All that piece, parcel or lot of land with all improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 2 as shown on plat of the property of Mae Davis Hill, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book FFF at Page 37, and having the following metes and bounds, to wit:

Beginning at iron pin on Lions Club Road, now Eunice Drive and a proposed street and running thence along said proposed street S. 33-40 E. 40.3 feet; thence continuing with said proposed street S. 69-10 E. 150 feet; running thence N. 3-45 E. 90 feet to the joint rear corner of Lots 1 and 2; running thence along said joint line of said lots N. 69-10 W. 175 feet to iron pin on Lions Club Road, now Eunice Drive; running thence along Eunice Drive S. 3-45 W. 65 feet to the beginning corner.

This being the same property conveyed to the mortgagors herein by deed of Henry R. Greene and Linda J. Greene dated November 2, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1114 at Page 254

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STATE OF SOUTH CAROLINA  
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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

**TO HAVE AND TO HOLD**, all and singular the said premises unto the Mortgagee, its successors and assigns forever

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity, provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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