

RECEIVED
P. O. Box 1268 CO. S. C. 29602
Greenville S.C. PH '79
SONNIE S. TAMMERSLEY
R.M.C.

REG: 1487 PAGE 145

MORTGAGE

THIS MORTGAGE is made this 2nd day of November 1979 between the Mortgagor, A. Gerald Stroud and Lois C. Stroud (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-eight thousand nine hundred thirty-three and 32/100 dollars, which indebtedness is evidenced by Borrower's note dated November 2, 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 November 1, 2007.

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, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 216 on a Plat of Section 2, DEL NORTE ESTATES, recorded in the RMC Office for Greenville County in Plat Book 4-N, at Page 13, and having, according to a more recent survey by Freeland & Associates, dated October 19, 1979, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Wolseley Road, joint front corner of Lots 216 and 217, and running thence with the common line of said Lots, S 46-39 E, 130.0 feet to an iron pin; thence with the rear line of Lot 216, S 43-30 W, 95.0 feet to an iron pin, joint rear corner of Lots 215 and 216; thence with the common line of said Lots, N 46-30 W, 130.0 feet to an iron pin on the southeastern side of Wolseley Road; thence with said Road N 43-30 E, 95.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Larry L. Brown and Gloria F. Brown, dated November 2, 1979, to be recorded simultaneously herewith.

RECORDED
OFFICE OF THE CLERK OF COURTS
GREENVILLE, SOUTH CAROLINA
DOCUMENTARY
NOV 15 1979
11:58 AM

which has the address of 22 Wolseley Road, Greenville, S. C. 29615 (Street) (City) (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 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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