

HORTON, DRAWDY, HAGINS, WARD & BLAKELY, P. A.

GREENVILLE CO. S. C.

BOOK 1187 PAGE 372

NOV 6 2 50 PM '79 MORTGAGE

JOHN S. TANKERSLEY

THIS MORTGAGE is made this 2nd day of November 1979, between the Mortgagor, Joe H. Landreth and Elizabeth J. Landreth (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 Ten thousand and No/100ths (\$10,000.00) 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 1st, 1989.

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 the State of South Carolina, County of Greenville on the west side of Wilburn Street, being shown and designated on plat of Westview Heights Subdivision as Lots No. 81, 82, 83 and 84, prepared by Dalton and Neves, dated July, 1925, and a more recent plat for Joe H. Landreth, Jr. and Elizabeth Landreth, by Carolina Surveying Company, dated November 1, 1979, being described more particularly, according to said plats, to-wit:

BEGINNING at an iron pin on Wilburn Street, at the corner of said street and the Judson Mills property and running thence with the line of said property S. 63-24 W. 169 feet to the right-of-way of the P&N Railway; thence with the line of said railway S. 9-42 E. 157.05 feet to an iron pin at the corner of Lot No. 80; thence with the line of Lot No. 80 N. 85-56 E. 140.5 feet to an iron pin on Wilburn Street; thence with Wilburn Street N. 4-04 W. 220.9 feet to the point of beginning.

DERIVATION: Deed of J. D. Landreth, Ralph L. Landreth, Norma J. Landreth et al, executed November 2, 1979 and recorded November 6, 1979 in the RMC Office for Greenville County in Deed Book 1115 at Page 62.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA, ON NOVEMBER 6, 1979.

SCTO -----2 NO 6 79 514 4.0001

which has the address of 329 W. Wilburn Avenue, 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 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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