

101 E. Washington
Greenville, SC 29601
S.C.

BOOK 1498 PAGE 520

MORTGAGE

MAR 13 PM '80
R.M.C. INTERSLEY

THIS MORTGAGE is made this 18th day of March 1980, between the Mortgagor, John C. Richey (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 Four Thousand, One Hundred, Forty-seven and 83/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 18, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1985.

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 tract of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 18 of Property of R. E. Dalton, as shown on a plat recorded in the RMC Office for Greenville County, South Carolina in Plat Book S at Pages 14 and 15, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Sunny Lane, at the joint front corner of Lots 18 and 19 and running thence along the common line of said Lots, N. 04-01 E. 454 feet to an iron pin; thence turning and running along the center line of a creek, S. 89-08 E. 289.5 feet to an iron pin at the joint rear corner of Lots 17 and 18; thence turning and running with the common line of said Lots, S. 11-45 W. 534 feet to an iron pin, at the joint front corner of said Lots; thence turning and running along the Northeastern side of Sunny Lane, N. 70-45 W. 225 feet to the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of David C. Furcron, of even date, to be recorded herewith.

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
MARCH 13 1980

which has the address of Route 6, Box 228, Sunny Lane, Piedmont, South Carolina (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 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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