

FILED  
GREENVILLE CO. S. C.  
APR 30 12 21 PM '80  
CONNOR HARRISLEY

# MORTGAGE

THIS MORTGAGE is made this 30th day of April 1980, between the Mortgagor, Robert E. Mullikin and Sandra H. Mullikin (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").

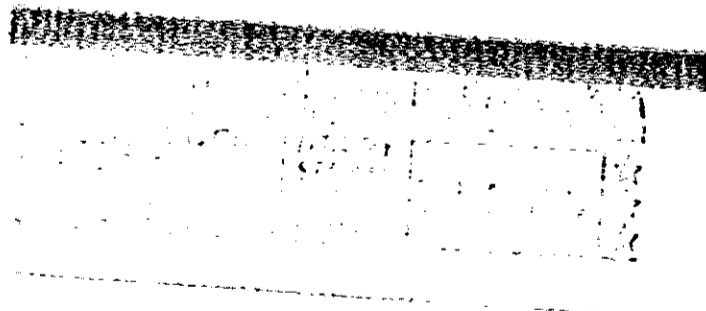
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-EIGHT THOUSAND ONE HUNDRED FORTY-TWO AND 41/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2005.

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 with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 14 on a plat of HOLLY TREE PLANTATION, PHASE II, SECTION II, made by Piedmont Engineers and Architects, Surveyors, dated January 10, 1974 recorded in the RMC Office for Greenville County, South Carolina, in plat Book 5-D at pages 47 and 48, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of the turnaround of Pecan Hill Drive, the joint front corner of Lots 19 and 14, and running thence with the joint line of said lots N. 24-00 E. 170 feet to an iron pin joint rear corner of lots 14 and 15; thence with the joint line of said lots S. 65-49 E. 160.30 feet to an iron pin; thence turning S. 22-35 W. 140 feet to an iron pin corner of lot 13; thence with line of said lot S. 83-00 W. 137.80 feet to an iron pin on the easterly side of the turnaround of Pecan Hill Drive; thence with curve of said turnaround N. 6-25 W. 35 feet to a point; thence continuing N. 44-12 W. 30 feet to the point of the beginning.

This is the same property conveyed to the mortgagors by deed of same date and being recorded herewith. This is also the same property conveyed to H. J. Martin and Joe O. Charping by deed 1029 at page 724 as recorded in the RMC Office for Greenville County, South Carolina.



which has the address of 306 Pecan Hill Drive, Simpsonville, 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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