

FILED
GREENVILLE, S.C.
MAY 7 3 39 PM '80

BOOK 1502 PAGE 243

MORTGAGE

JOHN W. SANDERSLEY
THIS MORTGAGE is made this 2nd day of May 1980, between the Mortgagor, Robert D. Nelson and Claudette W. Nelson (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-Five Thousand Five Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 2, 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 May 1, 2010

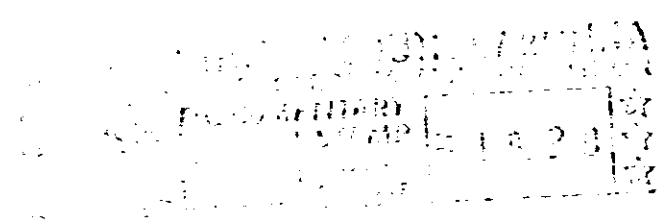
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 52 on a plat of Heritage Lakes Subdivision, which plat is of record in the RMC Office for Greenville County in Plat Book 6H-16, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Harness Trail at the joint front corner of Lots 52 & 53, and running thence with the common line of said Lots, N. 46-14-10 E. 162.07 feet to an iron pin at the common corner of Lots 52, 53 and 49; thence with the common line of Lots 52 & 49, S. 58-13-31 E. 89.79 feet to an iron pin at the common corner of Lots 51, 52 and 49; thence with the common line of Lots 51 & 52, S. 16-10-19 W. 161.0 feet to an iron pin on the northeasterly side of Harness Trail, joint front corner of Lots 51 & 52; thence along the northeasterly side of Harness Trail, N. 67-16-30 W. 66.39 feet to an iron pin; thence continuing along Harness Trail, N. 60-03-39 W. 18.51 feet to an iron pin; thence still with Harness Trail, N. 52-14-35 W. 90.0 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by Deed of David Balentine & Son, Inc., of even date, to be recorded herewith in the RMC Office for Greenville County.

Mortgagee's address: P. O. Box 1268, Greenville, S.C. 29602



which has the address of 52 Harness Trail, Simpsonville, S.C. 29681 (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 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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