

GEN. FILED
S. C.
MAY 15 3 28 PM '80
DEPT. OF REVENUE
GREENVILLE

MORTGAGE

FILE, TRANSACTION, AND INDEX INFORMATION
File # 27344 MAG. G
N. O. Marguerite T. Ramage
BIL. Ex. V 270-1-1-9

BOOK 1503 PAGE 311

THIS MORTGAGE is made this 15th day of May 1980, between the Mortgagor, Marguerite T. Ramage

(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 Seventy-nine Thousand Sixty-four and 05/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 15, 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, 2008

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 City of Greenville, South Carolina, and being shown as Lot No. 2 on a plat of Section C, Gower Estates, recorded in the RMC Office for Greenville County in Plat Book YY at page 113, and also being shown on a plat prepared for Marguerite T. Ramage by W. R. Williams, Jr. dated April 4, 1980 to be recorded herewith and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Parkins Mill Road at the joint front corner of Lots 2 and 3 and running thence with the common line of said lots S 80-15 E, 250 feet to an iron pin; thence N 7-00 E, 150.2 feet to an iron pin; thence N 80-15 W, 242.8 feet to an iron pin on the easterly side of Parkins Mill Road; thence with said road S 9-45 W, 150 feet to the point of beginning.

DERIVATION: Deed of J. Bennette Cornwell, III and Stephanie L. Cornwell dated May 15, 1980 to be recorded simultaneously herewith.

RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA
DOCUMENTARY
MAY 15 1980
15816

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which has the address of 1111 Parkins Mill Road, Greenville, S.C.
[Street] [City]
[State and Zip Code] (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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