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S. C.
JAN 23 10 46 AM '80
SHERSLEY
REC'D

BOOK 1504 PAGE 825

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 29th day of February, 1980, between the Mortgagor, B. J. Fuller and Frieda S. Fuller (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-five Thousand One Hundred One and 03/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 29, 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 January 1, 2004;

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 lot of land situate in Ward Two in the City and County of Greenville, South Carolina, being known and designated as Lot No. 29, of the Rowley Place, according to a Plat thereof made by W. A. Adams, January, 1910, recorded in Plat Book C, Page 5, beginning at a stake on the Northeast Corner of Lavinia and East Avenues, and runs thence No. 21-45W. with Lavinia Avenue 60 feet to a stake, joint corners of Lots 29 and 30; thence along joint lines of said Lots N. 80 E. 155 feet to a stake on 10 Foot alley; thence S. 21-45 E. 60 feet to a stake on East Avenue; thence with said avenue S. 80-W. 155 feet to the beginning corner.

This conveyance is the identical property conveyed to B. J. Fuller by deed of Lexington State Bank, Trust Department, Lexington, South Carolina on January 31, 1979 and recorded in Deed Book 1096 at page 311 on January 31, 1979 in the R.M.C. Office for Greenville County.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
JAN 23 1980

which has the address of 100 Lavinia Avenue, Greenville, South Carolina 29601 (City) (Street) (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 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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