

# MORTGAGE

THIS MORTGAGE is made this 16<sup>TH</sup> day of JUNE, 1980, between the Mortgagor, SUE C. BEEBE (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").

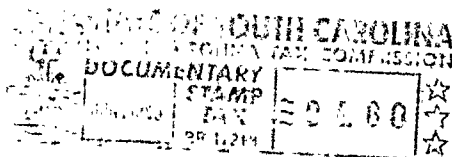
WHEREAS, Borrower is indebted to Lender in the principal sum of TWELVE THOUSAND AND NO/100<sup>THS</sup> (\$12,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated JUNE 16, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on JUNE 1, 1995;

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 Greenville County, South Carolina, in the City of Greenville, being known and designated as Lot No. 206 on a plat of property of Traxler Park, recorded in Plat Book F at Pages 114-115 and having according to a survey by R. E. Dalton, dated August 27, 1947, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Woodvale Avenue, said pin being 632.1 feet West of the intersection of Woodvale Avenue and Rock Creek Drive, joint corner of Lots 205 and 206, and running thence with the line of Lot 205, N. 25-23 W. 157.9 feet to an iron pin; thence S. 57-29 W. 70.56 feet to an iron pin, joint rear corner of Lots 206 and 207; thence with the line of Lot 207, S. 25-23 E. 181.3 feet to an iron pin on Woodvale Avenue; thence with said Woodvale Avenue, N. 40-07 E. 77 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by a certain deed of John King Compton dated June 16, 1980, and thereafter filed for record on the same date in the RMC Office for Greenville County in Deed Book 1127 at Page 498.



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which has the address of 67 WOODVALE AVENUE, GREENVILLE, (Street) (City) SOUTH CAROLINA 29605 (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 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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