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WISLEY

# MORTGAGE

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THIS MORTGAGE is made this 21st day of July, 1980, between the Mortgagor, C. LEWIS RASOR, JR. (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 Ninety Thousand and No/100 (\$90,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 21, 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 July 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 on the Western side of McDaniel Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 4 and portions of Lots Nos. 3 and 11 as shown on a plat entitled "Estate of T. Q. Donaldson", prepared by C. M. Furman, Jr., dated May, 1930, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book I at page 26, and having, according to a more recent plat entitled "Property of C. Lewis Rasor, Jr.", prepared by Webb Surveying & Mapping Co., dated July, 1980, and recorded in said R.M.C. Office in Plat Book 8A at page 59, the following metes and bounds:

BEGINNING at an iron pin on the Western side of McDaniel Avenue, which iron pin is located 149 feet in a Northerly direction from the North-western corner of the intersection of McDaniel Avenue and Crescent Court, and running thence with the line of property now or formerly of Earle N. 81-00 W. 255 feet to an iron pin in the line of property now or formerly of Douglas; thence with the line of the said Douglas property N. 9-37 E. 76.98 feet to an iron pin in the line of property now or formerly of Barnes; thence with the line of the said Barnes property N. 88-02 E. 76.70 feet to an iron pin in the line of property now or formerly of Patterson; thence with the line of the said Patterson property S. 10-17 W. 11.16 feet to an iron pin; thence continuing with the line of the said Patterson property S. 80-42 E. 179.34 feet to an iron pin on the Western side of McDaniel Avenue; thence with the Western side of McDaniel Avenue S. 9-09 W. 79.50 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Mary Ann H. Allen, Individually and as Executrix under the Will of James Bruce Harper, deceased, dated July 5, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1082 at page 539 on July 5, 1978.

which has the address of 620 McDaniel Avenue, Greenville, South Carolina 29605 (herein "Property Address");  
(Street) (City) (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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