

FILED
GREENVILLE CO. S.C. MORTGAGE

REC: 1511 460

AUG 18 11 19 AM '80

THIS MORTGAGE is made this 18th day of August 19. 80., between the Mortgagor, E. Perry Edwards and Danna P. Edwards (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").

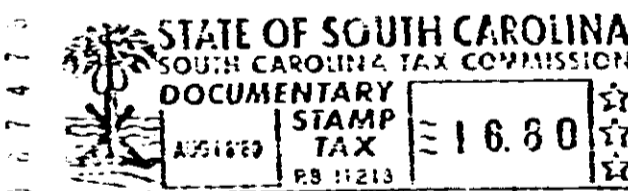
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-two Thousand and No/100----- (\$42,000.00)-----Dollars, which indebtedness is evidenced by Borrower's note dated August 18, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the south side of Covington Road, near the City of Greenville, being shown as Lot Number 107 on a plat of Section 3, Northwood Hills, recorded in Plat Book YY at Page 37 and described as follows:

BEGINNING at an iron pin on the south side of said road at the corner of Lot 108 and running thence with the south side of said road, due west 130 feet to an iron pin at the corner of Lot 106; thence with the line of said lot, S. 1-44 W. 187.2 feet to an iron pin; thence N. 89-55 E. 134.8 feet to an iron pin at the corner of Lot 108; thence with the line of said lot, N. 0-14 E. 187 feet to the beginning corner.

This being the same property conveyed unto Mortgagors by deed of Richard L. Babb and Mary F. Babb executed and recorded of even date herewith.



which has the address of 127 Covington Road Greenville, South Carolina 29609. (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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