

FILED  
GREENVILLE CO. S. C.

AUG 25 1 58 PM '80

DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

BOOK 1512 PAGE 471

THIS MORTGAGE is made this 25th day of August, 1980, between the Mortgagor, Jerome K. Jay, 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 Forty Thousand Two Hundred Twenty-Five and No/100 (\$40,225.00) Dollars, which indebtedness is evidenced by Borrower's note dated 25 August 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 1 August 2010;

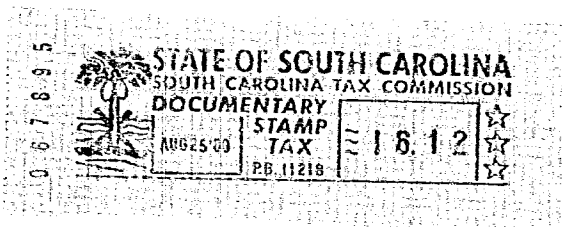
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the City of Greenville, County of Greenville, State of South Carolina, on the northern side of West Earle Street, being shown and designated as Lot "I", on plat of Block 6, Mountain City Land & Improvement Co., recorded in the RMC Office for Greenville County, S. C., in Deed Book "WW", at Page 605, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a stake on the northern side of West Earle Street at the corner of Lot "J", and running thence with the line of said lot N. 5-30 E. 200 feet to a stake; thence N. 84-30 W. 65.5 feet to corner of Lot "H"; thence with the line of said lot, S. 5-30 W. 200 feet to West Earle Street; thence with line of said Street, S. 84-30 E. 65.5 feet to the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagor by deed of Thurston L. Mack, dated 25 August 1980, to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 1268, Greenville, South Carolina 29602.



1185  
AUG 25 1980

which has the address of 116 West Earle Street, 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 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.