

GREENVILLE, S. C.
SEP 23 3 09 PM '80

MORTGAGE

BOOK 1517 PAGE 204

THIS MORTGAGE is made this 23rd day of September, 1980, between the Mortgagor, Ladson E. Cunningham (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 Thirty Thousand and No/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 23 September 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 November 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 tract of land in the County of Greenville, State of South Carolina, containing 4.34 acres, more or less, as shown on plat of William A. Floyd, recorded in the RMC Office for Greenville County, S. C., in Plat Book "6 L", at Page 36, and having, according to said plat, the following metes and bounds, to wit:

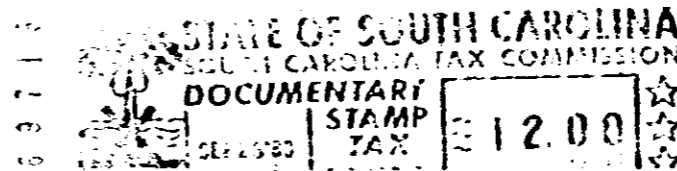
BEGINNING at an iron pin at the extreme northwesterly corner of the property herein described and running thence with property of South Carolina State Highway Department, S. 29-42 W. 623.3 feet to an iron pin; thence with property of Floyd, N. 50-21 W. 362 feet to an iron pin; thence with property of Stegall and Eden, N. 36-20 E. 538.8 feet to an iron pin; thence with property of Ladd Cunningham, S. 65-16 E. 295.4 feet to an iron pin.

Also: That certain twenty-five (25) foot ingress and egress easement leading to the above described property from Saluda Dam Road, and having the following metes and bounds, to wit:

BEGINNING at a nail and cap in the center line of Saluda Dam Road at corner of property of Ladd Cunningham and Eden and running thence S. 35-30 W. 383 feet to an iron pin at the northwest corner of the property herein described; thence with line of property herein described, S. 65-15 E. 25 feet to a point; thence on a new line through property of Ladd Cunningham, N. 35-30 E. 385 feet, more or less, to the center line of Saluda Dam Road; thence with the center line of Saluda Dam Road, N. 70-00 W. 25 feet to the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagor by deed of Ladd Cunningham, recorded 6 March 1980, RMC Office for Greenville County, South Carolina, in Deed Book 1121, at Page 741.

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



which has the address of 4.34 acres, Saluda Dam Road, Greenville County, South Carolina (Street) (City) (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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