

GREENVILLE CO. S. C.
OCT 22 1 48 PM '80
SONNENSHINE REALTY
R.M.C. WERSLEY

MORTGAGE

BOOK 1521 PAGE 558

THIS MORTGAGE is made this 22nd day of October 1980, between the Mortgagor, LINDSEY D. COLE, III (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 TWENTY SEVEN THOUSAND FIVE HUNDRED and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 22, 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 October 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 in the State of South Carolina, County of Greenville, in Paris Mountain Township, on the northwestern side of Manley Drive, being known and designated as Lot No. 6 of PARIS MOUNTAIN HEIGHTS, as shown on plat thereof made by J. C. Hill, Surveyor, dated September 13, 1954, and recorded in the RMC Office for Greenville County; and being further shown on a more recent plat by Freeland & Associates, dated October 20, 1980, entitled "Property of Lindsey D. Cole, III," recorded in the RMC Office for Greenville County in Plat Book 8-H at Page 7, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Manley Drive, joint front corner of Lots Nos. 5 and 6, and running thence along the common line of said lots, N. 43-20 W. 195.2 feet to an iron pin in the center of Manley Drive; thence along the center line of said drive, N. 56-38 E. 88.8 feet to an iron pin, joint rear corner of Lots Nos. 6 and 7; thence along the common line of said lots, S. 47-00 E. 186.4 feet to an iron pin in the center of Manley Drive; thence along the center of said Drive, S. 50-16 W. 99.5 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Beattie M. Wade and Scottie Wade, dated October 22, 1980, and recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
11.00

which has the address of 205 Manley Drive Greenville (City)
South Carolina 29609 (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 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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