

GREENVILLE, S.C.  
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# MORTGAGE

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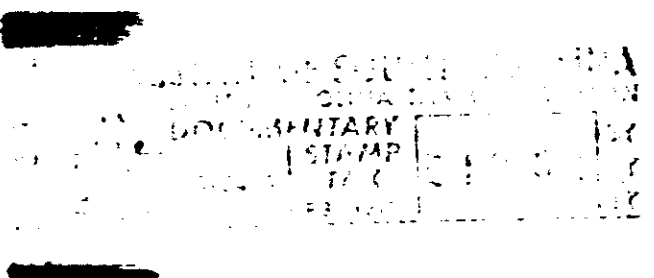
THIS MORTGAGE is made this 21st day of November 1980, between the Mortgagor, CARL H. MEHUS AND PATRICIA J. MEHUS (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY ONE THOUSAND TWO HUNDRED TWENTY FIVE AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 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 November 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 in the County of Greenville, State of South Carolina, situate, lying and being on the northwest side of Chasta Avenue near the City of Greenville, being known and designated as Lot 340 of the property of Robert J. Edwards, and as shown on plat of the property in the name of Charles E. Parks and Betty Jo Parks, prepared by R. W. Dalton, dated February, 1958, recorded in the office of the RMC for Greenville County in Plat Book PP at page 75, AND BEING the same property conveyed to the Mortgagor by deed of Charles Jerry Clyborne and Mary P. Clyborne, and recorded simultaneously herewith.

AND according to a more recent survey by Freeland Associates, dated November 20, 1980, having the following metes and bounds to-wit; BEGINNING at an iron pin at the joint front corner of Lots 339 & 340, which iron pin is 285 feet northeast of the intersection of Chasta Avenue and Cherokee Drive, and running thence with said Avenue, N. 43-00 E. 100 feet to an iron pin; thence N. 47-00 W. 224.8 feet to an iron pin; thence S. 43-00 W. 100 feet to an iron pin; thence S. 47-00 E. 224.8 feet to an iron pin, the point of beginning.



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which has the address of 106 Chasta Drive Greenville, S.C. 29615 (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.

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