

Post Office Box 1268  
Greenville, S.C. 29602

ED  
S. C.

1527-5102  
MORTGAGE

WISLEY

THIS MORTGAGE is made this 15th day of December 1980, between the Mortgagor, Gerald H. McCormick and Wanda W. McCormick (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 Eight Thousand Four Hundred and No/100 (\$8,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 15, 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 December 1, 1985.

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 on the Northern side of Cardwell Street and the Western side of Badger Street, near the City of Greenville, in the County of Greenville, State of South Carolina, and according to a survey by Carolina Surveying Co. dated December 11, 1980, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Badger Street, on the line of the P & N Railroad right-of-way North of Cardwell Street, and running thence with the Northern side of the P & N Railroad right-of-way N. 86-43 W. 90 feet to an iron pin; thence continuing with said right-of-way N. 82-38 W. 150.9 feet to an iron pin in the right-of-way of the Southern Railroad; running thence with that right-of-way N. 44-10 E. 252 feet to an iron pin in the line of property of a Subdivision known as Valley Dale; running thence with the line of that Subdivision's Lot No. 13 S. 60-19 E. 78 feet to an iron pin; running thence S. 1-19 W. 166.7 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagors herein by Floyd S. Green by Deed recorded simultaneously herewith.

which has the address of Badger Street Greenville (City) S.C. 29605 (State and Zip Code) (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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