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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1530 PAGE 889

THIS MORTGAGE is made this 23 day of January, 1981, between the Mortgagor, Clay S. Aldebol and Patricia O. Aldebol

(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-Two Thousand Four Hundred and 00/100 (\$32,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated January, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2011

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, with all improvements thereon, situate, lying and being in the Town of Mauldin on the eastern side of Braddock Drive and being known and designated as Lot No. 40 on a plat entitled "Addition to Knollwood Heights" which is recorded in the RMC Office for Greenville County in Plat Book PPP at page 6 and also being known and designated as the property of Clay S. Aldebol and Patricia O. Aldebol on a plat made by Richard Wooten dated January 13, 1981, to be recorded herewith, and having, according to said most recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Braddock Drive at the joint front corner of Lots 39 and 40 and running thence with the common line of said lots N. 72-50 E. 165 feet to an iron pin at the joint rear corner of Lots 39 and 40; thence turning and running S. 17-10 E. 110 feet to an iron pin at the joint rear corner of Lots 40 and 41; thence turning and running with the common line of Lots 40 and 41 S. 72-50 W. 165 feet to an iron pin on the eastern side of Braddock Drive; thence turning and running with said drive N. 17-10 W. 110 feet to the iron pin at the point of beginning.

The above-described property is the same acquired by the mortgagors by deed from James A. Barrett and Mary E. Barrett dated January 21, 1981, to be recorded herewith.

which has the address of 103 Braddock Drive; Mauldin, 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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