

FILED
GREENVILLE CO. S. C.

JAN 28 4 06 PM '81

JOHN S. TANKERSLEY
R.M.C.

200:1531 PAGE 70

MORTGAGE

THIS MORTGAGE is made this 28th day of January, 1981 between the Mortgagor, Martha B. McConnell

(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 and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 28, 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 March 1, 2001

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: Grove Township, on the Northern side of Emily Lane, being shown and designated on plat entitled "Survey for Martha B. McConnell" prepared by R.B. Bruce, RLS, recorded in Plat Book 8-X at Page 29 of the RMC Office for Greenville County, containing 2.0 acres, more or less, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Emily Lane at the joint front corner of this tract and property now or formerly of Webb, said point being 620 feet, more or less, from the intersection of Emily Lane with Carol Drive; thence, N 3-54 E 555 feet to an iron pin; thence turning and running, S 81-56 E 158.5 feet to an iron pin; thence turning and running, S 3-54 W 555 feet to an iron pin on Emily Lane; thence with said Emily Lane, N 81-56 W 158.5 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Charlie R. Webb and Geraldine Webb dated January 26, 1981 and recorded on even date herewith.

which has the address of Route 4 Box 69, Piedmont, South Carolina 29673
[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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