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DONNIE E. TANKERSLEY
R.M.C.

Mortgage mailing address: P. O. Box 1268, Greenville, S. C. 29602

BOOK 1531 PAGE 244

MORTGAGE

THIS MORTGAGE is made this 30th day of January 1981, between the Mortgagor, Bryant C. Brown (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 Three Thousand One Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 30, 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 situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the southeastern side of Melville Avenue and being known and designated as Lot No. 32 on a plat of ABERDEEN HIGHLANDS, made by Dalton & Neves, Engineers, dated November, 1941, revised in June, 1942, recorded in the RMC Office for Greenville County in Plat Book M, at Page 37, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Melville Avenue, located 909.4 feet from the intersection of Melville Avenue and West Faris Road, at the joint front corner of Lots Nos. 32 and 33; and running thence with the southeastern side of Melville Avenue, N. 52-21 E. 70 feet to an iron pin; running thence S. 42-20 E. 233.2 feet to an iron pin on the northwestern side of a twenty (20') foot alley; running thence with the northwestern side of said twenty (20') foot alley, S. 47-45 W. 70 feet to an iron pin, joint rear corner of Lots Nos. 32 and 33; running thence with the joint line of said lots, N. 42-17 W. 238.9 feet to an iron pin on the southeastern side of Melville Avenue, the point of beginning.

Being the same property conveyed to the mortgagor by deed of John G. Blackmon, Jr. and Susan J. Blackmon, of even date, to be recorded herewith.

which has the address of Melville Avenue Greenville, South Carolina 29605 (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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