

FILED  
GREENVILLE CO. S.C.

FEB 3 4 35 PM '81 MORTGAGE

BOOK 1531 PAGE 538

DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 3rd day of February 1981, between the Mortgagor, ALBERT JACKSON, JR AND INELL H. JACKSON (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 FIFTY THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 3, 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 State of South Carolina, County of Greenville, being known and designated as Lot No. 46, DEVENGER PLACE, SECTION I, as shown on plat thereof prepared by Dalton & Neves Co., Engineers, dated October, 1973 and recorded in the RMC Office for Greenville County in Plat Book 4-X at page 79, and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Paddock Lane at the intersection of the joint front corners of Lots 46 and 47 and running thence S. 15-55 W. 100 feet to a point; thence S. 71-13 E. 154.6 feet to a point; thence N. 18-50 E. 80.0 feet to a point; thence N. 64-06 W. 160.8 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Dennis W. Faix and Pamela A. Faix dated 2/2/81 and recorded in the RMC Office for Greenville County in Deed Book 1142 at page 21.

which has the address of 208 Longstreet Greer, S.C. (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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