

101 E. Washington Street, P.O. Box 1268, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

BOOK 1531 PAGE 721

FEB 4 4 07 PM '81

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 4th day of FEBRUARY, 1981, between the Mortgagor, W. K. GREER, (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-FIVE THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated FEBRUARY 4, 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 County of Greenville, State of South Carolina, and being shown and designated as 0.67 acres on a plat of Survey for Greerco Partners, A South Carolina Partnership, prepared September 22, 1980 by C. O. Riddle, Surveyor, recorded in Plat Book 8-I, at Page 50, R.M.C. Office, Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the joint front corner of the 0.67 acres tract of land and property of T. J. Mims, said point being located on the northerly side of a 50' Street and being 400.55 feet west of Knollwood Drive, and running thence with Street N. 78-32 W. 104.84 feet; thence continuing N. 72-38 W. 91.23 feet; thence continuing N. 68-59 W. 101.91 feet to a point; thence running N. 2-49 E. 17.72 feet; thence continuing N. 17-50 E. 18.98 feet to a point; thence running with property of Charles D. McMillan N. 56-43 E. 173 feet to a point; thence running with property of T. J. Mims S. 31-50 E. 253.42 feet to the point of beginning.

ALSO, that certain easement from Greerco Partners, A South Carolina Partnership, recorded in Deed Book 1141, at Page 918, on February 3, 1981.

Derivation: Deed Book 1141, Page 419 - Greerco Partners, A South Carolina Partnership 1/23/81

which has the address of Route 6, Knollwood Drive Greenville, S. C. 29607 (herein "Property Address");
[Street] [City]
[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 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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