

UNRECORDED
FEB 13 3 12 PM '81
DONNA E. TANKERSLEY
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 11th day of February, 1981, between the Mortgagor, Austin L. Owens and Larry M. 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 Sixty Six Thousand and No/100 (\$66,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 11, 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, 1986

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 north side of Laurens Road, being known and designated as Lots Nos. 8 and 9 on plat of Hampton Annex, as shown on plat recorded in the RMC Office for Greenville County, S.C. in Plat Book F at Page 59, and having according to a more recent plat entitled property of Austin L. Owens and Larry M. Greer made by Freeland & Associates dated February 10, 1981, recorded in the RMC Office for Greenville County, S.C. in Plat Book 8-2 at Page 60, the following metes and bounds to wit:

BEGINNING at an iron pin on the North side of Laurens Road, joint corner of Lots 7 and 8 and running thence along the line of Lot 7, N.35-02 E. 139.88 feet to an iron pin on a ten foot alley; thence along 10 foot alley S. 57-30 E. 100 feet to an iron pin on the west side of Rector Avenue; thence along Rector Avenue S. 35-18 W. 133.78 feet to an iron pin at the intersection of Rector Avenue and Laurens Road thence with said intersection S. 86-17 W. 20.92 feet to an iron pin on the north side of Laurens Road; thence along Laurens Road N. 53-11 W. 82.99 feet to the point of beginning.

This being the same property conveyed to the Mortgagors by deed of Wooten Corporation of Wilmington, Inc. of even date to be recorded herewith.

This is a 5 year loan with amortization based on a 20 year term, therefore the remaining unpaid balance and any accrued unpaid interest will be due in full with the sixtieth installment.

which has the address of 719 Laurens Road Greenville
[Street] [City]
South Carolina (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 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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