

APR 15 2 30 PM '81

SONNENBACHER & ASSOCIATES
R.M.C.

BOOK 1535 PAGE 105

MORTGAGE

THIS MORTGAGE is made this 13th day of March, 1981, between the Mortgagor, Carl A. Purvis (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").

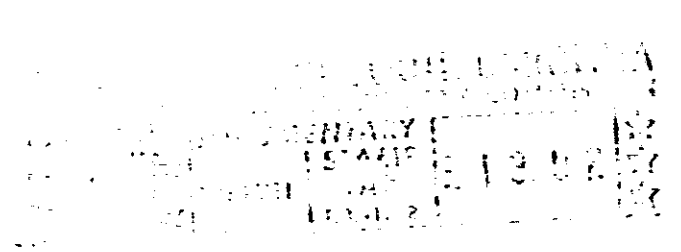
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Four Thousand Seven Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 13, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2007;

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 piece, parcel or lot of land situate, lying and being on the eastern side of Plano Drive, in the City of Greenville, State of South Carolina, being shown and designated as Lot No. 2 on a plat entitled "Mountain Shadows" prepared by R. B. Bruce dated April 28, 1969, recorded in the RMC Office for Greenville County in Plat Book 4N, at page 7, and having, according to said plat and a more recent plat entitled "Property of Carl A. Purvis", prepared by Freeland & Associates, dated March 11, 1981, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Plano Drive at the joint front corner of Lots Nos. 2 and 3, and running thence with the line of Lot No. 3, S. 76-48 E. 146.2 feet to a point in the center of a creek; thence with the center of said creek as the line, having a traverse line of S. 16-29 W. 115.2 feet to a point; thence turning and running with the line of Lot No. 1, N. 76-48 W. 139.6 feet to an iron pin on the eastern side of Plano Drive; thence with the eastern side of Plano Drive, N. 13-12 E. 115.0 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Joseph V. Darnell and Nikki A. Darnell, dated March 13, 1981, recorded in the RMC Office for Greenville County in Deed Book 1144, at Page 276, on March 13, 1981.



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which has the address of 204 Plano Drive, Greenville, S. C., 29609 (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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