

1979

GREENVILLE CO. S.C.
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BOOK 1505 PAGE 704

APR 71 1979

MORTGAGE

THIS MORTGAGE is made this 20th day of June 1980 between the Mortgagor, Williams Street Development Corporation (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 Seventy-seven thousand two hundred and No/100s (\$77,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 20, 1980 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on December 1st, 1981 to an iron pin at the joint rear corner of Lots No. 41 and 46; thence with the common line of said lots N. 60-55 E. 160.5 feet to an iron pin on Rosebay Drive; thence with the curve of said drive S. 53-13 E. 50.0 feet to the point of beginning.

DERIVATION: This being a portion of the same property conveyed to the Mortgagor herein by deed of Caine Company, Inc., dated May 14, 1979 and recorded in the RMC Office for Greenville County in Book 1101 at Page 924 on May 7, 1979.

LONG, BLECK & GASTON
10355
Notary Public
JAMES J. JONES
JUL 22 1980

which has the address of Lot 47 Rosebay Drive, Dove Tree Subdivision Greenville County, SC (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 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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