

FILED  
S. C.

BOOK 1522 PAGE 227

# MORTGAGE

OCT 14 PM '80

WALTERSLEY

THIS MORTGAGE is made this 24th day of October, 1980, between the Mortgagor, Thomas J. Guzik and Carol F. Guzik

(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-two thousand seven hundred seventy-five and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 24, 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 November 1, 2010

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 in the County of Greenville, State of South Carolina, being known and designated as Lot No. 36 and part of Lot No. 37 on a plat of Edwards Forest, Section 4, recorded in plat book JJJ, page 82 in the RMC Office for Greenville County, and by a more recent plat of Property of Thomas J. Guzik and Carol F. Guzik, prepared by Freeland and Associates on October 20, 1980, and recorded in the RMC Office for Greenville County in Book 8-A, Page 23; and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southerly side of Edwards Mill Road, joint front corner of Lots 36 and 37 and running thence through Lot 37 S. 22-14 W. 191.0 feet to an iron pin at the rear line; thence running along the rear line as follows: N. 59-52 W. 67.3 feet and N. 83-42 W. 21.0 feet to an iron pin; thence turning and running along the common line of Lots 36 and 35 N. 14-58 E. 180.6 feet to an iron pin on Edwards Mill Road; thence turning and running along said Road S. 72-00 E. 110.0 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagor by deed of Charles Edward Brown and Frankie D. Brown, to be recorded of even date herewith.

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
\$ 13.12

which has the address of 507 Edwards Mill Road, Taylors, South Carolina

29687 (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 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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