

FILED
GREENVILLE S.C.
DEC 27 AM '80
SOUTH CAROLINA
R.M.C.

MORTGAGE

BOOK 1526 PAGE 387

THIS MORTGAGE is made this 1 day of December, 1980, between the Mortgagor, Judd B. Farr, Jr. (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").

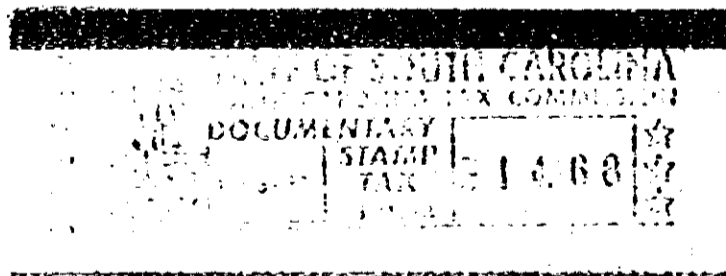
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-SIX SIX HUNDRED FIFTY-AND-NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on

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 on the western side of Pimlico Road, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot NO. 471 as shown on plat entitled "Section D, Gower Estates", dated May, 1964, prepared by Campbell & Clarkson, R.S. et al, and recorded in the RMC Office for Greenville County in Plat Book RR at pages 192 and 193, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Pimlico Road at the joint front corner of Lots Nos. 471 and 472 and running thence with the line of Lot No. 472, N. 63-50 W. 157.9 feet to an iron pin at the joint rear corner of Lots Nos. 471 and 472; thence N. 26-29 E. 100 feet to an iron pin at the joint rear corner of Lots Nos. 470 and 471; thence with the line of Lot # 470, S. 67-35 E. 160.5 feet to an iron pin on the Western side of Pimlico Road at the joint front corner of Lots Nos. 470 and 471; thence with the Western side of Pimlico Road S. 27-05 W. 82 feet to an iron pin; thence continuing with the Western side of Pimlico Road, S. 28-42 W. 28.5 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Grady E. Wyatt, Jr., and Diane M. Wyatt, dated December 1, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1138 at page 270



which has the address of 521 Pimlico Road Greenville,
[Street] [City]
S.C. (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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