

FILED
GREENVILLE CO. S. C.

FEB 20 9 59 AM '79

SONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 19th day of April 1979, between the Mortgagor, H. Ralph Anderson and Peggy R. Anderson (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").

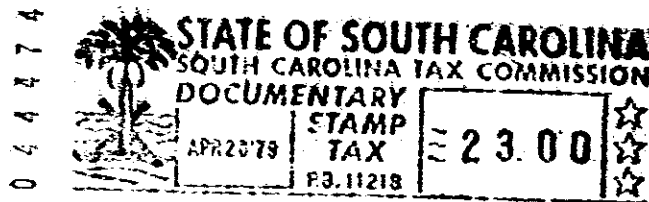
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-seven Thousand Five Hundred and No/100 (\$57,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 19, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2009;

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:

being shown on a plat of Holly Tree, Section III, recorded in the R. M. C. Office for Greenville County in Plat Book 6-H at Page 81 and being shown on said plat as Lot No. 76 and is also shown on a more recent survey by Carolina Surveying Company dated April 11, 1979 as Lot No. 76 and having the metes and bounds as shown on said plats, to-wit:

BEGINNING at a point on Sagramore Court at the joint front corner of Lots Nos. 75 and 76 and running thence with the southern side of Sagramore Court and the cul-de-sac of said Court the following courses and distances: S. 71-03 E., 10 feet; S. 78-0 E., 40 feet; S. 38-47 E., 25 feet; S. 68-42 E., 25 feet; N. 83-21 E., 25 feet to the joint front corner of Lots Nos. 76 and 77; thence running with the common line of said lots, S. 33-55 E., 243.4 feet to the joint rear corner of said lots; thence turning and running N. 88-32 W., 302.49 feet to a point at the joint rear corner of Lots Nos. 75 and 76; thence turning and running with the common line of said lots, N. 13-14 E., 237.69 feet to the point of beginning on Sagramore Court.

This is the same property conveyed to the mortgagors herein by deed of Foothills Delta P., Inc. dated April 12, 1979 and recorded herewith.



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which has the address of 107 Sagramore Court, Simpsonville, S. C. 29687 (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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