

FILED
OFFICE OF THE CLERK
SOUTH CAROLINA

MORTGAGE

VOL 1470 PAGE 132

AUG 15 1979

THIS MORTGAGE is made this 10th day of August, 1979, between the Mortgagor, Wesley Eugene Bondurant and Jane H. Bondurant, (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 Twenty-three Thousand Two Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 10, 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 August 1, 1994.

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 in the County of Greenville, State of South Carolina on the southwest side of Berea Forest Circle, and being known and designated as Lot 10 "Berea Forest Apartments" as shown on plat of same recorded in the R.M.C. Office for Greenville, S.C. in Plat Book 4-Y at page 119, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Berea Forest Circle at the joint front corner of Lots 9 and 10 and running thence with said Berea Forest Circle, S. 52-11 E., 2.7 feet to an iron pin; thence continuing with said Circle, S. 47-34 E., 75.8 feet to an iron pin at the joint front corner of Lots 10 and 54 and running thence with the common line of said Lots S. 34-46 W. 124.1 feet to an iron pin; thence along the line of Lot 65, N. 55-14 W., 80 feet to an iron pin; thence along the line of Lot 9, N. 35-41 E., 133.4 feet to an iron pin on the southwest side of Berea Forest Circle, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed from Research Associates, Inc., dated August 10, 1979, and recorded herewith.

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which has the address of 215. A. & B. Berea Forest Apts., Greenville, S.C. 29611 (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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