

MORTGAGE

REC-1485 658

S.C.
1979
SLEY
THIS MORTGAGE is made this 24th day of October 1979, between the Mortgagor, MARK R. BASANDA and MARSHA T. BASANDA (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 Forty-Four Thousand Eight Hundred and no/100 (\$44,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 24, 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 November 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:

ALL that piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being on the northern side of Manassas Drive in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 97 on plat of Powderhorn, Section 3, prepared by C. O. Riddle, R.L.S., dated February 19, 1979, recorded in Plat Book 7-C at Page 4 and being described more particularly, according to said plat, to-wit:

BEGINNING at an iron pin on the northern side of Manassas Drive at the joint front corner of Lots 96 and 97 and running thence along the northern side of said Drive N. 53-57 W. 95.5 feet to an iron pin on the cul-de-sac of said Drive; thence along said cul-de-sac N. 12-42 W. 29.94 feet to an iron pin at the joint front corner of Lots 97 and 98; thence along the common line of said lots N. 64-31 E. 119.6 feet to an iron pin at the joint rear corner of said lots; thence S. 53-57 E. 61.01 feet to an iron pin at the joint rear corner of Lots 96 and 97; thence along the common line of said lots S. 36-03 W. 125.1 feet to an iron pin at the joint front corner of said lots, the point of beginning.

Derivation: Deed of American Service Corporation of South Carolina recorded October 25, 1979 in Deed Book 1114 at Page 215.

which has the address of 106 Manassas Drive Simpsonville
(Street) (City)
S. C. 29681 (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 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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