

FILED
GREENVILLE CO. S. C.
JAN 3 3 57 PM '80
DONNIE S. FANKERSLEY
R.H.C.

Mortgagee's Address:
P. O. Box 1268
Greenville, S. C. 29602

MORTGAGE

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Sanford
277.4-1-93
200.1492 PAGE 463

THIS MORTGAGE is made this 2nd day of January, 1980, between the Mortgagor, DOROTHY MARION SANFORD (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").

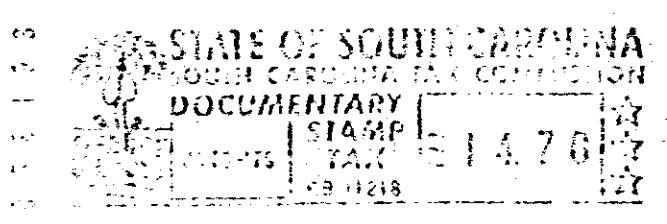
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Six Thousand Eight Hundred Fifty-Five and 78/100 (\$36,855.78) Dollars, which indebtedness is evidenced by Borrower's note dated January 2, 1980 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2008.

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 Mimosa Street in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 93 on plat of Heritage Hills, prepared by Piedmont Engineers and Architects, dated May 26, 1964, recorded in Plat Book YY at Page 187 and being more recently described on plat of Property of Dorothy Marian Sanford, dated December 27, 1979, prepared by Freeland & Associates, to-wit:

BEGINNING at an iron pin on the northern side of Mimosa Street at the joint front corner of Lots 93 and 94 and running thence along the common line of said lots N. 4-06 W. 161.3 feet to an iron pin at the joint rear corner of said lots; thence N. 83-15 E. 130 feet to an iron pin at the joint corner of Lots 89, 91 and 93; thence S. 4-25 W. 200.1 feet to an iron pin on the northern side of Mimosa Street at the joint front corner of Lots 92 and 93; thence along the northern side of said street N. 77-10 W. 105 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Eugene W. Yates, III and Martha W. Yates, recorded January 3, 1980 in Deed Book 1118 at Page 359.



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which has the address of 331 Mimosa Drive Greenville, S. C. 29615 (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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