

Mortgage's mailing address: P. O. Box 1268, Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.

MORTGAGE

BOOK 1497 59

MAR 4 10 27 AM '80

THIS MORTGAGE was made this 3rd day of March 1980, between the Mortgagor, Richard deBondt and Christina G. deBondt (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 Six Hundred Seventy Nine and 83/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 3, 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 March 1, 2005.

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 in the State of South Carolina, County of Greenville, near the City of Greenville, on the southwestern side of Tranquil Avenue, being shown and designated as Lot Number 63 of Section I on plat of Lake Forest, prepared by Piedmont Engineering Service, dated July 1953, and recorded in Plat Book GG, at Page 17 of the R.M.C. Office for Greenville County.

This being the same property conveyed to the mortgagors herein by deed of Sheldon B. Kall and Diane B. Kall, of even date, to be recorded herewith.

RECEIVED
DEPARTMENT OF REVENUE
GREENVILLE
SOUTH CAROLINA
DOCUMENTARY
STAMP
MARCH 4 1980

which has the address of 6 Tranquil Avenue Greenville
[Street] [City]
South Carolina 29615 (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.

RECORDED
MAR 5 1980

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