

Mortgagee's Mailing Address: P. O. Box 1265, Greenville, S. C. 29602
GREENVILLE CO. S. C.

This instrument was prepared by:
Bozeman & Grayson

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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.
MORTGAGE

BOOK 1512 PAGE 86
BOOK 1513 PAGE 740

DONNIE S. TANKERSLEY (Renegotiable Rate Mortgage)
R.M.C.

THIS MORTGAGE is made this 20th day of August 19 80, between the Mortgagor, Brian G. Fetters and Rhonda L. Fetters (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Four Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 20, 1980 (herein "Note") which is attached hereto as Exhibit "A," the terms of which are incorporated herein by reference (including any and all renewals, extensions, renegotiations and/or modifications of the original Note), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2010;

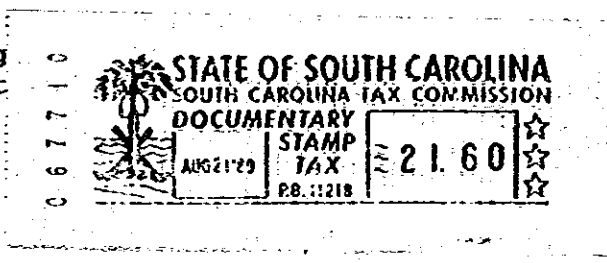
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lying, situate and being in the County of Greenville, State of South Carolina, being known and designated as Lot 67 on a plat entitled "Buxton" Subdivision, prepared by Piedmont Engineers and Architects, dated November 5, 1970, and recorded in the R.M.C. Office for Greenville County in Plat Book 4N at Pages 2 and 3, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner with Lot 68 on the edge of a cul-de-sac at the end of Bromsgrove Drive and running thence along the curvature of said cul-de-sac N. 80-58 W. 40.0 feet to an iron pin; thence continuing along the curvature of said cul-de-sac S. 51-49 W. 40.0 feet to an iron pin; thence running N. 57-48 W. 217.65 feet to an iron pin; thence running N. 27-46 E. 40.0 feet to an iron pin; thence running along the bank of a creek S. 88-47 E. 100.0 feet to an iron pin; thence continuing along the bank of said creek S. 79-54 E. 149.45 feet to an iron pin; thence running along the joint line with Lot 68 S. 9-14 W. 123.9 feet to an iron pin on the curvature of said cul-de-sac, being the point of BEGINNING.

This being the same property conveyed to the Mortgagors herein by deed of Buxton Development Corporation dated March 5, 1980 and recorded in the R.M.C. Office for Greenville County on the 6th day of March, 1980 in Deed Volume 1121 at Page 738.

This mortgage is being re-recorded to correct the final payment due date.



which has the address of Bromsgrove Drive Greenville (Street) (City)

...S. C. 29609 (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 seised 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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