

FILED
GREENVILLE CO. S. C.

SEP 29 44 AM '80

MORTGAGE

153-818

DONNIE S. TANKERSLEY
R.M.C.

29th August

THIS MORTGAGE is made this 29th day of August 1980, between the Mortgagor, Richard S. Hardaway and Sandra D. Hardaway (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").

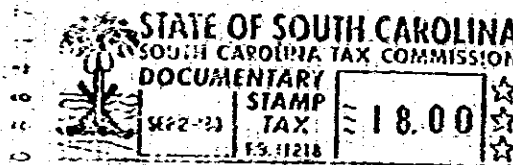
WHEREAS Borrower is indebted to Lender in the principal sum of Forty Five Thousand and No/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 29, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville on the southeastern side of Connecticut Drive, and known and designated as Lot No. 13 of a subdivision known as Merrifield Park, Section II, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book WW at Pages 50 and 51 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Connecticut Drive at the joint front corner of Lots Nos. 12 and 13 and running thence S. 44-00 E. 180 feet to an iron pin; running thence S. 49-00 W., 110 feet to an iron pin at the joint rear corner of Lots Nos. 13 and 14 and running thence with the joint line of said lots N. 47-24 W., 174.4 feet to an iron pin on the southeastern side of Connecticut Drive; running thence with the southeastern side of said drive, N. 46-00 E., 120 feet to an iron pin, point of beginning.

This is the same property conveyed to mortgagors by deed dated August 29, 1980 from George S. Coltrane, Jr. and Sylvia Coltrane recorded herewith in the R.M.C. Office for Greenville County, South Carolina.



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which has the address of 10. Connecticut Drive, Greenville, S.C. 29615 (herein "Property Address");

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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