

FILED
GREENVILLE CO. S.C.
SEP 4 3 06 PM '80
DONNIE S. TANKERSLEY
R.M.C.

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AUG 20 2 10 PM '80
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This instrument was prepared by:
1511-1121874

MORTGAGE
(Renegotiable Rate Mortgage)

BOOK 1514 PAGE 545

THIS MORTGAGE is made this 20 day of August 1980, between the Mortgagor, Neil G. Fournier and Debora H. Fournier (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 FORTY-FIVE THOUSAND TWO HUNDRED Dollars, which indebtedness is evidenced by Borrower's note date 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, 1981.

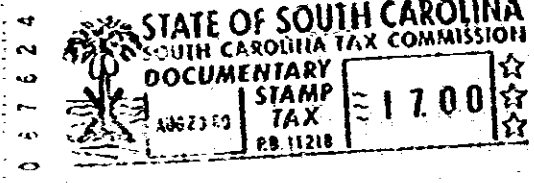
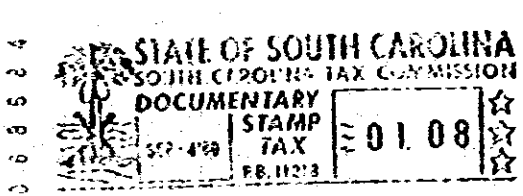
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 being known and designated as Lot 152 on a plat of Brentwood Subdivision, Simpsonville, South Carolina as recorded in the RMC Office for Greenville County in Plat Book 3-D at page 43, and according to a more recent survey of Carolina Surveying Company dated August 12, 1980, said property has the following metes and bounds, to-wit:

BEGINNING at a point on the south side of Brentwood Way, joint front corners of Lots 152 and 151 and running thence S. 22-08 W. 279.1 feet to a point on a creek; thence running along the creek the traverse of which is N. 58-51 W. 64.0 feet to a point; thence S. 59-47 W. 82.3 feet along the creek and thence N. 8-04 W. 162.53 feet to a point; thence N. 46-05 E. 242.94 feet on Brentwood Way; thence along Brentwood Way S. 36-25 E. 11.0 feet to a point; thence S. 53-22 E. 90.26 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Associated Builders & Developers Inc. as recorded in the RMC Office for Greenville County in Deed Book 1131 at page 581 recorded August 20, 1980 and dated August 20, 1980.

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which has the address of Lot 152, Brentwood Subdivision, Simpsonville, S.C. (Street) (City) 29681 (State and Zip Code) (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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