

FILED  
GREENVILLE CO. S. C.

SEP 18 3 23 PM '80

JOHNIE S. TANKERSLEY  
R.M.C.

This instrument was prepared by:  
Lathan, Fayssoux,  
Smith & Barbare, P.A.

BOOK 1518 PAGE 507

**MORTGAGE**  
(Renegotiable Rate Mortgage)

THIS MORTGAGE is made this 17th day of September 1980, between the Mortgagor, Linda Hunt Sims (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 Twenty Two Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note date September 17, 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 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 those certain pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lots Nos. 23 and 24 Grove Park, Block C, on revised plat of said Grove Park, recorded in Plat Book J at Pages 68 and 69, and described together according to a more recent plat prepared by Carolina Surveying Company dated August 27, 1980 and recorded in Plat Book 8-E at Page 84 in the RMC Office for Greenville County, South Carolina and having, according to said later plat, metes and bounds as shown thereon.

This being the same property acquired by the Mortgagor herein by deed of Ora Lee Taylor Boyter, by her duly appointed Attorney in Fact, Lee B. Cook, dated August 21, 1980 and to be recorded herewith.

STATE OF SOUTH CAROLINA  
RECORDS & DEEDS DIVISION  
DOCUMENTARY  
STAMP  
205.80

SC70  
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which has the address of 16 Brookway Drive, Greenville, (City) South Carolina 29605 (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.

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