

FILED
GREENVILLE S.C.

SEP 30 4 54 PM '80

MORTGAGE

1518 341

JOHN TANNERSLEY
R.M.C.

THIS MORTGAGE is made this 30TH day of SEPTEMBER, 1980, between the Mortgagor, SANDRA FANT RICHARDS (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").

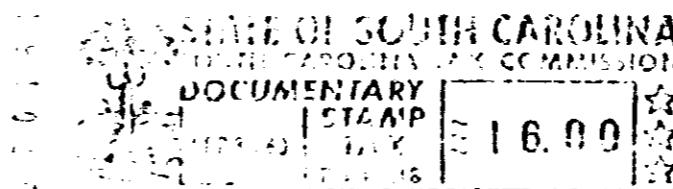
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY THOUSAND AND NO/100THS (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated SEPTEMBER 30, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on OCTOBER 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 in the County of Greenville, State of South Carolina, on the northerly side of Dove Tree Road, being shown and designated as Lot No. 62 on Plat of Dove Tree Subdivision recorded in the RMC Office for Greenville County in Plat Book "4X" at Page 21, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Dove Tree Road, at the joint front corner of Lot Nos. 61 and 62, and running thence with the northerly side of said Road, N. 74-15 W. 40 feet to an iron pin; thence still with the northerly side of said Road, N. 78-00 W. 40 feet to the joint front corner of Lot Nos. 62 and 63; thence with the joint line of said lots, N. 12-56 W. 203.8 feet to an iron pin; thence S. 64-44 E. 179.2 feet to an iron pin at the joint rear corner of Lots 62 and 61; thence with the joint line of said lots, S. 15-22 W. 146.6 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by a certain deed of Renie C. Winterburn dated September 30, 1980, and thereafter filed for record on the same date in the RMC Office for Greenville County in Deed Book 1134 at Page 556



which has the address of 105 DOVE TREE ROAD, GREENVILLE, (City)

SOUTH CAROLINA 29607, (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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