

FILED  
GREENVILLE CO. S. C.

OCT 20 4 43 PM '80

DONNIE TANKERSLEY  
R.M.C.

# MORTGAGE

BOOK 1521 PAGE 336

THIS MORTGAGE is made this 17th day of October, 1980, between the Mortgagor, Ramona A. Hardwick (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 Seventeen Thousand, Six Hundred and No/100 (\$17,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 17, 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, 2000;

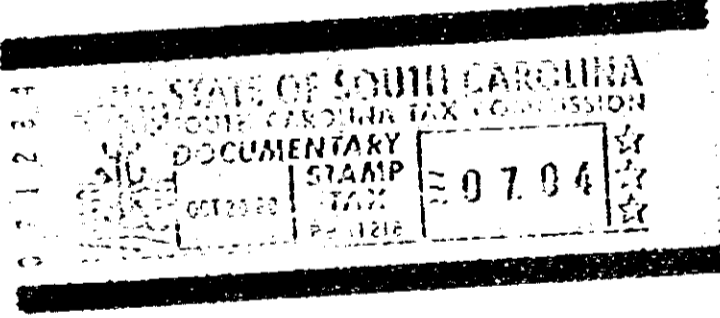
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being in Greenville County, South Carolina, being shown on Lot No. 19, on plat of Longforest Acres, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "JJJ" at Page 79, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Delta Drive at the joint front corner of Lots Nos. 19 and 20, and running thence with the line of said lots, S. 58-30 E. 150 feet; thence S. 31-30 W. 100 feet; thence N. 58-30 W. 150 feet to a point on Delta Drive; thence with Delta Drive, N. 31-30 E. 100 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of D. W. Moore et al recorded in the R.M.C. Office for Greenville County in Deed Book 1135, Page 822 on October 20, 1980.

The within conveyance is subject to restrictions of records, and is also subject to utility easements and rights-of-way of record or on the ground, along the tap fee, set back lines, and zoning regulations.



which has the address of 16 Delta Drive, Greenville, South Carolina, 29609 (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 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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