

FILED
GREENVILLE CO. S. C.
SEP 17 3 34 PM '80
DONNIE S. TANKERSLEY
R.M.C.

43034
This instrument was prepared by:
H. Michael Spivey
Attorney at Law

MORTGAGE
(Renegotiable Rate Mortgage)

BOOK 1516 PAGE 358

BOOK 80 PAGE 226

THIS MORTGAGE is made this 17th day of September 19 80, between the Mortgagor, Sundell Properties, Inc. (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 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

BEGINNING at an iron pin on the southerly side of Brushy Creek Ridge, at the joint front corner of Lots 22 and 21 and running thence with the joint line of Lots 22 and 21 S. 2-18 E. 201.88 feet to an iron pin at the joint rear corner of Lots 22 and 21; thence turning and running along the rear line N. 86-41 W. 95 feet to an iron pin at the joint rear corner of Lots 21 and 20; thence turning and running along the joint line of Lots 21 and 20 N. 0-56 W. 193.9 feet to an iron pin on Brushy Creek Ridge; thence turning and running along said ridge N. 88-30 E. 90 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagor by deed of H. Martin and Joe O. Charing, to be recorded of even date herewith.

Paid and Satisfied in Full
APR 12 1983

STATE OF SOUTH CAROLINA
NICHOLAS P. MITCHELL, III
Attorney at Law
101 Lavinia Ave.
Greenville, SC 29601

AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION
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STAMP TAX
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which has the address of Lot 21, Brushy Creek Ridge, Taylors, SC 29687 (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.

JULY 1980

H. Michael Spivey