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# MORTGAGE

BOOK 1483 PAGE 823

THIS MORTGAGE is made this 9th day of October 1979, between the Mortgagor, ROSAMOND ENTERPRISES, INC. (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 Eighty-Six Thousand, Four Hundred and No/100 (\$86,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 9, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 Lot No. 93 as shown on a plat entitled Holly Tree Plantation, Section III prepared by the Piedmond Engineers and Architects dated October 11, 1978, which plat is of record in the RMC Office for Greenville County in Plat Book 6-H at Page 81 and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northern side of Sagramore Lane at the joint rear corners of Lots No. 92 and 93 N. 81.6 W. 209.38 feet to an iron pin; running thence S. 41-51 W. 30.76 feet to an iron pin; running thence N. 63-46 W. 92.6 feet to an iron pin; running thence S. 16-31 W. 205.18 feet to an iron pin on the Northern side of Sagramore Lane; running thence down the Northern side of Sagramore Lane the courses and cords of which are: S. 74.25 E. 41 feet; S. 77-16 E. 42.35 feet; S. 82-48 E. 53.6 feet; S. 87-16 E. 42.15 feet; and N. 87.57 E. 15.9 feet to the point of BEGINNING.

This being the same property conveyed to the Mortgagor herein by deed of Camelot, Inc. which is of record in the RMC Office for Greenville County in Deed Book 1110, at Page 492, August 30, 1979.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
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which has the address of Lot 93, Sagramore Lane, Holly Tree, Simpsonville, South Carolina (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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