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MERSLEY

MORTGAGE

BOOK 1505 PAGE 906

THIS MORTGAGE is made this 23rd day of June 1980, between the Mortgagor, Taft C. Sessions and Rebecca Ann Sessions (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").

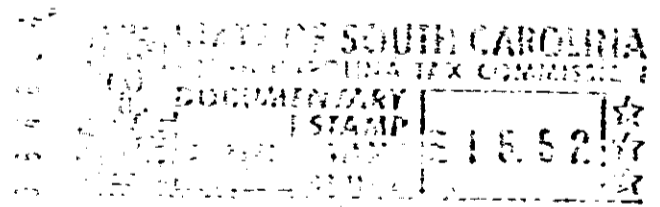
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Eight Thousand Seven Hundred Fifty and 00/100 (\$38,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 23, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 with the buildings and improvements thereon, lying and being on the southeasterly side of Coalmont Court, in the Town of Simpsonville, South Carolina, being the major portion of Lot No. 76 on plat of Bellingham, Section IV, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-P at Page 48, and having, according to a more recent survey entitled "Property of Taft C. Sessions and Rebecca Ann Sessions," dated June 4, 1980, prepared by H. C. Clarkson, Jr., Surveyor, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book B-A, Page 32, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Coalmont Court, said pin being the joint front corner of Lots 75 and 76 and running thence with the common line of said lots N. 75-14 E., 120.13 feet to an iron pin, the joint corner of Lots 75 and 76; thence S. 37-23 E., 145 feet to an iron pin; thence S. 60-57 W., 73.8 feet to an iron pin, the joint rear corner of Lots 76 and 77; thence with the common line of said lots N. 64-54 W., 164.97 feet to an iron pin; thence N. 49-33 E., 7 feet to a point on the southeasterly side of Coalmont Court; thence with the southeasterly side of Coalmont Court on a curve, the chord of which is N. 18-16 E., 48 feet to an iron pin, the point of beginning.

This being the same property conveyed to Mortgagors herein by deed of Patricia Marie Horn, of even date, to be recorded herewith.



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which has the address of Major portion of Lot 76 Coalmont Ct., Simpsonville, South Carolina 29681 (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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