

FILED  
GREENVILLE CO. S. C.  
SEP 13 3 46 PM '80  
SONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

(Renegotiable Rate Mortgage)

THIS MORTGAGE is made this 19th day of September 19 80, between the Mortgagor, Barbara Eggers (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").

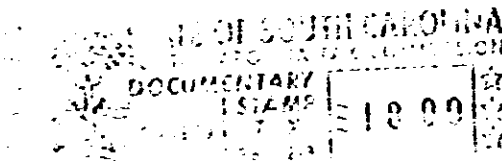
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-five thousand Dollars, which indebtedness is evidenced by Borrower's note date September 19, 1980 (herein "Note") which is attached hereto as Exhibit "A," the terms of which are incorporated herein by reference (including any and all renewals, extensions, renegotiations and/or modifications of the original Note), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 10 on a plat of Canebrake I, by Enwright Associates dated August 18, 1975 and recorded in Plat Book 5D at Page 96 and also shown and designated on plat of "Property of Barbara Eggers", dated September 11, 1980, prepared by Richard D. Wooten, Jr., R.L.S., recorded in Plat Book at Page , and having, according to said plat of "Property of Barbara Eggers" the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the Northern side of a cul-de-sac on Monmouth Court and running thence N. 09-49 E. 175.52 feet to an old iron pin; thence turning and running N. 52-21 E. 35 feet to an old iron pin; thence turning and running S. 26-44 E. 157.93 feet to an old iron pin; thence turning and running S. 52-44 W. 120.95 feet to an old iron pin at the edge of said cul-de-sac on Monmouth Court; thence turning and running along the edge of Monmouth Court in an arc the chord of which is N. 58-28 W. 38.0 feet to an old iron pin; the point of BEGINNING.

This is the same property conveyed to Mortgagor herein by deed from Richard L. Long and Nancy N. Long, dated September 15, 1980 and recorded September 19, 1980 in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1123 at Page 865.



which has the address of 102 Monmouth Court Greer South Carolina 29651 (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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