

This instrument was prepared by:
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Greenville, S.C. 29603

GRAND FILED
NO. 11
JUN 11 1 36 PM '80
SIMPSONVILLE
SOUTH CAROLINA

MORTGAGE

(Renegotiable Rate Mortgage)

THIS MORTGAGE is made this 10th day of November, 1980, between the Mortgagor, David C. Bondurant and Alison B. Bondurant (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 Thirty Eight Thousand Three Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note date November 10, 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 November 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 situate, lying and being in the State of South Carolina, County of Greenville, Town of Simpsonville, being shown and designated as Lot No. 71, Bellingham Subdivision, Section IV, as shown on a plat recorded in the R.M.C. Office for Greenville County in Plat Book 5P, Page 48 and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northern side of Coalmont Court at the joint front corner of Lots 71 and 72 and running thence along the common line of said Lots N. 7-29 W., 150.05 feet to an iron pin at the joint rear corner of said lots; thence running along the rear of Lot 71 S. 83-55 W., 75.6 feet to an iron pin at the joint rear corner of Lots 70 and 71; thence along the common line of said lots S. 3-56 E., 151.67 feet to an iron pin on the northern side of Coalmont Court; thence along Coalmont Court N. 84-30 E., 25 feet to an iron pin; thence continuing along Coalmont Court N. 82-10 E., 60.0 feet to an iron pin, being the point of beginning.

This is a portion of the property conveyed to the mortgagors by deed of Paul Kennedy, Jr. and Jacquelyn L. Kennedy recorded in the R.M.C. Office for Greenville County on November 11, 1980, in Deed Book 1137, Page 102.

RECORDED IN THE PUBLIC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA
BOOK 1137 PAGE 102
NOV 16 1980

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which has the address of 109 Coalmont Court Simpsonville
(Street) (City)
..South Carolina..29681 (herein "Property Address");
(State and Zip Code)

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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