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FILED
MAR 21 1980
GREENVILLE, S. C.

First Mortgage on Real Estate
DONNIE E. BENDER
RMC

MORTGAGE
25059

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
ARTHUR BENDER AND VIRGINIA A. BENDER
(hereinafter referred to as Mortgagee) SEND(S) GREETING:

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WHEREAS, the Mortgagee is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of ----- SIXTY THOUSAND FIVE HUNDRED AND NO/100THS ----- DOLLARS

(\$60,500.00) as evidenced by the Mortgagee's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is THIRTY (30) years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagee's account, including advances made by the Mortgagee on other or no security:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagee may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying and being on the Northerly side of Grey Stone Court, near the City of Greenville, S. C., being known and designated as Lot No. 221 on plat entitled "Map 2, Section 1, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4R at Page 85, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northerly side of Grey Stone Court, said pin being the joint front corner of Lots 220 and 221 and running thence with the common line of said lots N. 27-51-13 W. 141.93 feet to an iron pin, the joint rear corner of Lots 220 and 221; thence S. 51-48-43 W. 109.70 feet to an iron pin, the joint rear corner of Lots 221 and 222; thence with the common line of said lots S. 20-50-35 E. 150.09 feet to an iron pin on the Northerly side of Grey Stone Court; thence with the Northerly side of Grey Stone Court N. 65-44-22 E. 54.65 feet to an iron pin; thence continuing with Grey Stone Court N. 39-23-32 E. 38.96 feet to an iron pin; thence continuing with said Court N. 39-18-17 E. 38.82 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the Mortgagees herein by a certain deed of Coltran & Darby Builders, Inc. dated May 24, 1978, and thereafter filed for record in the RMC Office for Greenville County on June 2, 1978, in Deed Book 1080

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