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GREENVILLE CO. S. C. 1499 PAGE 31

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SONNIE S. TANKERSLEY R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 27th day of March 1980, 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 Seventy-Two Thousand and No/100 (\$72,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 27, 1980 (herein "Note"), providing for monthly installments of principal and interest will accrue on sums advanced. At the end of the construction period, all accrued interest will be due, and interest only payments will commence on Nov. 1, 1980. Interest only payments will be made for a period of 12 months from Nov. 1, 1980, to October 1, 1981, at which time entire principal and any unpaid interest will be due in full.

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FILED  
GREENVILLE CO. S. C.  
SEP 18 11 26 AM '80  
SONNIE S. TANKERSLEY  
R.M.C.

*Donnie S. Tankersley*  
R.M.C.

William G. Richards, P.A., Attorney at Law  
P.O. Box 2033-8 Williams Street  
Greenville, South Carolina 29602

SEP 18 1980

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PAID  
TAX OF  
RECEIVED BY THE STATE OF SOUTH CAROLINA  
SEP 18 1980

*James H. Hoff*  
Simpsonville

which has the address of Lot 26, Plantation Drive Street S. C. 29431 (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.

SOUTH CAROLINA -- 1 to 4 Family -- 6-75 -- F.M.A. FILED UNIFORM INSTRUMENT

SEP 18 1980

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