

Mortgagee's Address: PO Box 1268, Cvl SC 29602

27346 IRM JPT
Donald H. Sanders, et ux
546.2-1-33
APR 26 PM '80
MORTGAGE

BOOK 1501 PAGE 578

THIS MORTGAGE is made this 25th day of April 1980, between the Mortgagor, DONALD H. SANDERS and JACQUELYN D. SANDERS (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 FORTY THOUSAND THREE HUNDRED FIFTY-NINE AND 57/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 25, 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 April 1, 2007.

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 lot of land situate on the northwestern side of Brookbend Court being shown as Lot No. 33 on a plat of Holly Springs Subdivision, Sec. 1 dated February 23, 1971, prepared by Piedmont Engineers & Architects, recorded in Plat Book 4-N at page 5 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Brookbend Court at the joint front corner of Lot 33 and Lot 34 and running thence with Lot 34 N 65-47 W 150.3 feet to an iron pin at the joint rear corner of Lot 24, Lot 33 and Lot 34; thence with Lot 24 N 28-03 E 82 feet to an iron pin at the joint rear corner of Lot 32 and Lot 33; thence with Lot 32 S 69-30 E 157.5 feet to an iron pin on Brookbend Court; thence with said court S 27-53 W 85 feet to an iron pin; thence still with said court S 68 W 10 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Joseph E. Howie, et ux to be recorded herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
APR 26 1980
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which has the address of 108 Brookbend Court Mauldin
[Street] [City]
SC 29662 (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 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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