

REC'D S.C.
SEP 15 PM '79
MORTGAGE
RECORDERS

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MORTGAGE

THIS MORTGAGE is made this 7th day of September 1979, between the Mortgagor, J. Ford Anderson and Rhonda K. Anderson (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-seven Thousand Six Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 7, 1979 (herein "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, 2009.

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: being shown and designated as Lot Number 75 of a subdivision known as Canebrake according to a plat thereof prepared by Enwright Associates Engineers dated August 18, 1975 and recorded in the RMC Office for Greenville County in Plat Book 5-D at Pages 95 and 96 and being more fully shown on a revised plat dated August 25, 1976, recorded in Plat Book 5-P at Page 46 and having, according to the latter plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Bennington Drive at the joint front corner of Lots 75 & 76 and running thence with the joint line of said lots, S 37-44 E 135.54 feet to an iron pin at the joint rear corner of Lots 75 & 76; thence with the rear line of Lot 75, S 30-56 W 65.99 feet to an iron pin at the joint rear corner of Lots 74 and 75; thence with the joint line of said lots, N 32-26 W 30.80 feet to an iron pin and N 61-12 W 112.70 feet to an iron pin on the eastern side of the cul-de-sac of Bennington Drive; thence with the eastern side of said cul-de-sac the chord of which is N 7-19 E 33.37 feet to an iron pin on Bennington Drive and running thence with the southeastern side of Bennington Drive, N 50-52 E 80 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Thomas S. Bridges recorded on even date herewith.

In addition to and together with the monthly payments of principal and interest under the terms of the Note secured hereby, the mortgagor promises to pay to the mortgagee a monthly premium necessary to carry private mortgage guaranty insurance until the principal balance reaches 80% of the original sales price or appraisal, whichever is less. The estimated monthly premium for the first nine years will be .02% of the original amount of the loan. The estimated monthly premium for each year thereafter will be .01% of the original principal balance of this loan. The which has the address of 113 Bennington Road, Greer, SC 29651

(herein "Property Address"); mortgagee may advance this premium and collect it as part of the debt secured hereby if the mortgagor fails to pay it.

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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