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This instrument was prepared by:  
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DONNIE J. HANNAERSLEY  
R.M.C.

**MORTGAGE**  
(Renegotiable Rate Mortgage)

THIS MORTGAGE is made this 7th day of November 1980, between the Mortgagor, Buford T. Stroud and Judy E. Stroud (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 Nine Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note date November 7, 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 May 1, 2011

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 piece, parcel or lot of land containing 1.56 acres, more or less, situate, lying and being on the northern side of a county road, in the County of Greenville, State of South Carolina, being shown and designated on a plat entitled "Property of Buford T. & Judy E. Stroud" prepared by John A. Simmons, dated September 11, 1980, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-A, at page 59, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northern side of a county road at the joint corner of the property herein conveyed and other property of the grantor herein, which iron pin is located 856 feet, more or less, in a northerly direction from the intersection of said county road and Mahaffey Road, and running thence with the line of other property of the grantor herein the following courses and distances: N. 45-09 W. 69.64 feet to an iron pin, N. 0-55 W. 361.32 feet to an iron pin, thence S. 62-27 E. 187.42 feet to an iron pin, thence S. 30-45 E. 214.64 feet to an iron pin on the northern side of said county road; thence with the northern side of said county road S. 59-14 W. 207.59 feet to an iron pin; thence continuing with the northern side of said road S. 52-02 W. 53.83 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Charles L. Satterfield recorded in the R.M.C. Office for Greenville County in Deed Book 1132, Page 95, on November 11, 1980.

which has the address of Lot No. 1 Mahaffey Road Simpsonville South Carolina 29681 (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.

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