

FILED
GREENVILLE CO. S. C.
Dec 3 3 32 AM '80
JOHN W. BANNERSLEY
R.M.C.

43761

BOOK 77 PAGE 706

This instrument was prepared by:
John F. Wyatt
HILL, WYATT & BANNISTER

MORTGAGE
(Renegotiable Rate Mortgage)

BOOK 1526 PAGE 370

THIS MORTGAGE is made this 2nd day of December 19 80 between the Mortgagor, DEBORAH T. SANDERS (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-SIX THOUSAND FOUR HUNDRED TWENTY-FIVE Dollars, which indebtedness is evidenced by Borrower's note date December 2, 1980 (herein "Note") FIVE which is attached hereto as Exhibit "A," the terms of which are incorporated herein by reference (including any and all recorded July 7, 1978 in Deed Book 1082, Page 742; Third Amendment recorded November 3, 1978 in Deed Book 1091, Page 223.

This being the same property conveyed to the above named mortgagor by deed of Charles Douglas Baird and Debra T. Baird, to be recorded of even date herewith.

FILED
GREENVILLE CO. S. C.
JUN 24 2 52 PM '82
JOHN W. BANNERSLEY
R.M.C.

JUN 24 1982

REC AND SATISFIED IN FULL

FILED

AMERICAN SAVINGS AND LOAN ASSOCIATION
MEMBER FDIC

Richard J. [Signature]
Assistant Vice President
Marian [Signature]

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GC10 DE-3 80 714

which has the address of Unit 10, Treewood Condominiums, Greenville, (City) South Carolina 29631 (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.

JULY 1980

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