

GREENVILLE CO. S. C.

SEP 15 10 53 AM '80

SONNIE S. TANKERSLEY  
R.H.C.

22931

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This instrument was prepared by:  
William D. Richardson, Esq.  
8 Williams Street  
Greenville, S. C.

# MORTGAGE

(Renegotiable Rate Mortgage)

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THIS MORTGAGE is made this 12th day of September 1980 between the Mortgagor, Resound Enterprises, Inc. (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 Eighty Thousand Nine Hundred Fifty Dollars (\$80,950.00) which indebtedness is evidenced by Borrower's note dated September 12, 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 0.02% 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 mortgagee may advance this premium and collect it as part of the debt secured by the mortgage if the mortgagor fails to pay it.

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 mortgagee may advance this premium and collect it as part of the debt secured by the mortgage if the mortgagor fails to pay it.

AUG 9 1984 FANT & FANT, ATTY'S. PAID AND Satisfied in FULL THIS 11th DAY OF May 1984

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
32.40

AMERICAN FEDERAL BANK, F.S.B.  
MEMBER AMERICAN FEDERAL  
SAVINGS AND LOAN ASSOCIATION  
4441  
BY W.D. Richardson  
ATTY

which has the address of Lot 27, Plantation Drive Simpsonville  
(Street) (City)  
S. C. 29681 (herein "Property Address")  
(State and Zip Code) Formerly Fidelity Federal Savings and Loan Association

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, 1989

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