

101 E. Washington Street, P.O. Box 1268, Greenville, S. C. 29602

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S. C.  
MAR 27 1980  
GREENVILLE  
SHERSLEY

# MORTGAGE

BOOK 1499 PAGE 43

THIS MORTGAGE is made this 27th day of MARCH, 1980, between the Mortgagor, EDITH ELIZABETH SPONSELLER AND PERRY DOUGLAS DARNER (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 TWENTY-FOUR THOUSAND SEVEN HUNDRED TWO AND 06/100 Dollars, which indebtedness is evidenced by Borrower's note dated MARCH 27, 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 MARCH 1, 1996.

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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina and being known as Lot No. 3 on a Plat of Section 2, Belle Terre Acres and also being shown on a Plat of Property of Edith Elizabeth Sponseller and Perry Douglas Darner recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 7-W, at Page 56, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Piedmont Golf Course Road at the joint front corner of Lots Nos. 2 and 3 and running thence S. 4-40 W. 383 feet to a point; thence running N. 85-20 W. 225 feet to a point; thence running N. 7-40 E. 384.2 feet to a point; thence running S. 84-34 E. 51.4 feet to a point; thence continuing S. 85-20 E. 153.5 feet to the point of beginning.

Derivation: Deed Book 1122, Page 864 - Edwin E. Clement and Jean P. Clement 3/27/80

which has the address of Route 6, Piedmont Golf Course Road Piedmont, S. C. 29673 (herein "Property Address");  
[Street] [City] [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 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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