

OFFICE
S.C.
3:56 PM '80
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REC: 1504 PAGE 778

MORTGAGE

THIS MORTGAGE is made this 9th day of June 1980, between the Mortgagor, Edward Allen Grondin and Donna E. Grondin (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 Sixty Thousand and no/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 9, 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 June 1, 2010

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 with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 229, Sector V of Botany Woods as shown on plat thereof being recorded in the R.M.C. Office for Greenville County in Plat Book YY at Pages 6 and 7 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Hiawatha Drive at the joint front corner of Lots 229 and 230 and running thence S. 18-17 W. 229.4 feet to an iron pin; thence N. 54-46 W. 125 feet to an iron pin; thence running N. 24-00 E. 206.7 feet to an iron pin on the southern side of Hiawatha Drive, S. 64-57 E. 100 feet to the point of beginning.

This being the same lot of land conveyed to Edward Allen Grondin and Donna E. Grondin by Robert Morgan by deed dated May 9, 1980 and recorded in the R.M.C. Office for Greenville County in Deed Book 1127 at Page 168.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF SOUTH CAROLINA
GREENVILLE COUNTY
DOCUMENTARY RECORDS
BOOK 1127 PAGE 168
JUN 11 1980

which has the address of 7 Hiawatha Drive Greenville, South Carolina (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 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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