

Mortgagee's Address:
P. O. Box 1268
Greenville, S. C. 29602

This instrument was prepared by:
Love, Thornton, Arnold
& Thomason

LOVE, THORNTON, ARNOLD & THOMASON
FILED 627450 TBC
H. C. [Signature]
BIZ. EX. F.

FILED
S. C.
MORTGAGE
(Renegotiable Rate Mortgage)
1 25 PM '80
SIMPSONVILLE
S.C.

BOOK 1508 PAGE 514

W
V
U
T
S
R
Q
P
O
N
M
L
K
J
I
H
G
F
E
D
C
B
A

THIS MORTGAGE is made this 28th day of July 19 80, between the Mortgagor, DAVID P. HUNT and SHARILYNN A. HUNT (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 Forty-Five Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note date July 28, 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 August 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 piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being on the northwestern side of Robinwood Drive in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 310 on plat of Poinsettia, Section V, prepared by Piedmont Engineers and Architects, dated July 19, 1974, recorded in Plat Book 5P at Page 34 and being described more particularly, according to said plat, to-wit:

BEGINNING at an iron pin on the northwestern side of Robinwood Drive at the joint front corner of Lots 309 and 310 and running thence along the common line of said lots N. 41-58 W. 179.47 feet to an iron pin at the joint rear corner of said lots; thence N. 42-29 E. 130 feet to an iron pin at the joint rear corner of Lots 310 and 311; thence S. 44-08 E. 178.97 feet to an iron pin at the joint front corner of said lots on the northwestern side of Robinwood Drive; thence along said drive S. 42-27 W. 136.76 feet to an iron pin, the point of beginning.

DERIVATION: Deed of H. E. Freeman Construction Company, Inc. recorded July August 1, 1980 in Deed Book 1130 at Page 294.

EXHIBIT A
COPY OF DEED
RECORDED IN DEED BOOK 1130
PAGE 294
JULY 1, 1980

which has the address of 107 Robinwood Drive Simpsonville
(Street) (City)
South Carolina 29681 (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 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.

JULY 1980

0514

4328 RV-2