

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

GREENVILLE
SOUTH CAROLINA
OCT 6 2 44 PM '80
DONNIE S. TANKERSLEY
R.M.C.

1519 692

MORTGAGE

THIS MORTGAGE is made this 7th day of October 1980, between the Mortgagor, Doris M. Hoppis (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 Fifteen Thousand and No/100 (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 7, 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 October 1, 2000;

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 lying, being and situate in the State of South Carolina, County of Greenville, near Simpsonville, being shown and designated as 10.08 acres on a plat entitled "Surveyed at the Request of Doris M. Hoppis" dated October 2, 1980, prepared by J. L. Montgomery, III, RLS, and recorded in the RMC Office for Greenville County in Plat Book 7Y, at Page 90. Reference to said plat is hereby craved for the metes and bounds description thereof.

This being the same property conveyed to the Mortgagor herein by deed of Allie C. Moore dated 7-21-77 and recorded 4-17-80 in the RMC Office for Greenville County in Deed Book 1124, at Page 188.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
OCT-1980 TAX \$ 0 8 00
PAID

SC10 -----2 00 8 80 1414

which has the address of Route 3, Box 519, Standing Springs Road, Simpsonville, (City) S. C. 29681 (State and Zip Code) (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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