

Mortgagee's Address: GREENVILLE CO. S.C. 2969023
P. O. Box 1268
Greenville, S. C. 2969023
This instrument was prepared by:
Love, Thornton, Arnold
Thomason

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JONNIE S. TANKERSLEY
R.M.C.

BOOK 1530 PAGE 772

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MARIETTA M. BOLT
MIS. 7-1-7

MORTGAGE
(Renegotiable Rate Mortgage)

THIS MORTGAGE is made this ... 23rd ... day of ... January ... 19 81 ... between the Mortgagor, MARIETTA M. BOLT (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 Fifty Thousand and no/100-- Dollars, which indebtedness is evidenced by Borrower's note date January 23, 1981 (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 February 1, 2011;

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 constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the southeastern side of Southbourne Court, being shown as Lot No. 6 on plat of Parkins Knoll Subdivision, dated May 18, 1973, prepared by Piedmont Engineers and Architects recorded in Plat Book 5-D at Page 34 in the R. M. C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Southbourne Court at the joint front corner of Lot 5 and Lot 6 and running thence with Lot 5 S. 22-12 W. 230.64 feet to an iron pin at the joint rear corner of Lot 6 and Lot 9; thence with Lot 9 N. 84-03 E. 205.56 feet to an iron pin at the joint rear corner of Lots 6, 8 and 9; thence with Lots 8 and 7 N. 3-30 E. 297.68 feet to an iron pin on the southerly side of Southbourne Court; thence with said Court the following courses and distances: S. 81-21 W. 23.9 feet, S. 64-20 W. 76.28 feet, S. 1-36 E. 38.4 feet, S. 40-52 W. 31.35 feet, and S. 75-29 W. 24.6 feet to the point of beginning.

DERIVATION: Deed of Greenville Development Corporation recorded April 6, 1976 in Deed Book 1034 at Page 285.

1. Fidelity Federal intends to exercise its option under Paragraph 17 of the Mortgage.
2. A default in the terms and conditions of this Mortgage will constitute a default in the terms and conditions of that mortgage recorded in Mortgage Book 1359 at Page 738.
3. This loan is not assumable.

which has the address of 7 Southbourne Court Greenville (City)
South Carolina 29607 (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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