

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

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

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Rosemary P. Butler
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FILED CO. S. C. GREENVILLE CO. S. C.
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MORTGAGE '80
DONNIE S. TANKREY
R.M.C.

BOOK 1514 PAGE 197

BOOK 1518 PAGE 540

THIS MORTGAGE is made this 29th day of August 1980, between the Mortgagor, ROSEMARY P. BUTLER (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 Thirty-Eight Thousand Eight Hundred Dollars, which indebtedness is evidenced by Borrower's note date August 29, 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 September 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 City of Greenville, County and State aforesaid, on the southwestern side of Pinckney Street, being known and designated as a Part of Lot No. 16 on plat of the property of W. P. McBee, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book A at Page 83 and having, according to a more recent plat prepared by Freeland & Associates, dated August 27, 1980 entitled "W. P. McBee Estate, Lot Pt. 16 - Property of Douglas A. Butler and Rosemary P. Butler", the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the southwestern side of Pinckney Street, said iron pin being located approximately 566.1 feet from Butler Avenue running thence S. 39-32 W. 126.1 feet to an old iron pin; thence N. 53-28 W. 51.9 feet to an old iron pin; thence N. 39-30 E. 128.8 feet to an old iron pin on the southwestern side of Pinckney Street; thence running along and with the southwestern side of Pinckney Street S. 50-31 E. 51.9 feet to beginning point. For a more particular description see the aforesaid plat.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

DERIVATION: This being the identical property conveyed to the grantor herein by The Administrator of Veteran's Affairs by deed dated July 8, 1980 and recorded in the R. M. C. Office for Greenville County in Deed Book 1128 at Page 958.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
15.52

which has the address of 23 Pinckney Street Greenville
(Street) (City)
South Carolina 29601 (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.

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