

FILED
GREENVILLE CO. S. C.
OCT 17 4 47 PM '80
DONNIE S. TANKERSLEY
R.M.C.

This instrument was prepared by:

MORTGAGE
(Renegotiable Rate Mortgage)

BOOK 1521 PAGE 67

THIS MORTGAGE is made this 17th day of October 19 80, between the Mortgagor, L. S. GREEN and ELLA MAE GREEN (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-Six Thousand and No/100-- Dollars, which indebtedness is evidenced by Borrower's note date October 17, 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 March 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 tract of land, located, lying and being in the County of Greenville, State of South Carolina, being shown and designated on plat entitled "Property of L. S. Green and Ella Mae Green", dated October 16, 1980, prepared by Freeland & Associates, recorded in the Greenville County RMC Office in Plat Book 86 at Page 94, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the Southern side of the right-of-way of Bethel Drive at the joint front corner of the within tract and property now or formerly of Verdin Estates and running thence along said right-of-way S. 70-22 E., 129.0 feet to an old iron pin at the joint front corner of the within tract and Lot No. 15; thence running along the joint line of said tracts S. 19-37-54 W., 300.72 feet to an old iron pin in the line of property now or formerly of Juster Enterprises; thence running along the joint line of said tracts N. 56-19 W., 184.9 feet to an old iron pin at the joint rear corner of the within tract and property now or formerly of Verdin Estates; thence running along the joint line of said tracts N. 30-43 E., 260.7 feet to an old iron pin on the Southern side of the right-of-way of Bethel Drive, at the joint front corner of the within tract and property now or formerly of Verdin Estates, the point and place of beginning.

This is a portion of the property conveyed to L. S. Green by deed of Lucille B. Ellison recorded in the Greenville County RMC Office in Deed Book 1080 at Page 752 on June 8, 1978. Subsequently, L. S. Green conveyed an undivided one-half interest in and to the within described property to Ella Mae Green by deed recorded in the Greenville County RMC Office in Deed Book 1135 at Page 171 on the 17 day of October, 1980.

which has the address of _____, _____ (City) _____ (Street) _____ (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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