

OCT 13 1980

BOOK 1521 PAGE 961
MORTGAGE

THIS MORTGAGE is made this 23rd day of October, 1980, between the Mortgagor, Hollyton, Inc., (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-six thousand and No/100ths (\$76,000.00) ----- Dollars, which indebtedness is evidenced by Borrower's note dated October 23, 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 1st, 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 situate, lying and being on the southeastern side of Farrell Kirk Lane, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 15, as shown on plat of Hollyton, Lot 15, Section 2, dated October 17, 1980, and prepared by James Ralph Freeland, RLS, recorded in the RMC Office for Greenville County, S. C. in Plat Book 3 H, at Page 18, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Farrell Kirk Lane at the joint front corner of Lots Nos. 15 and 16 and running thence with the line of Lot No. 16, S. 24-42 E. 176.9 feet to an iron pin in the line of property now or formerly of Helen T. Ellis; thence with the line of property now or formerly of Helen T. Ellis, S. 46-00 W. 122.0 feet to an iron pin at the joint rear corner of Lots Nos. 15 and 14; thence with the line of Lot No. 14, N. 19-12 W. 213.8 feet to an iron pin on the southeastern side of Farrell Kirk Lane, joint front corner of Lots Nos. 14 and 15; thence with the southeastern side of Farrell Kirk Lane, the following courses and distances: N. 74-58 E. 10.0 feet to an iron pin; thence N. 61-10 E. 85.0 feet to an iron pin, the point of beginning.

This is a portion of the property conveyed to the Mortgagor herein by deed of Mac V. Patterson dated August 6, 1976, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1040, at Page 880, on August 6, 1976.

THE within Renegotiable Rate Mortgage is modified by the terms and conditions of the attached Renegotiable Rate Mortgage Rider which is attached hereto and made a part of this mortgage instrument.

which has the address of Lot 15, Hollyton S/D, Farrell Kirk Lane, Greenville,
(Street) (City)
S. C. 29615 (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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