

SEP 17 8 31 AM '80

MORTGAGE

BOOK 1516 PAGE 246

DONNA E. TAMMERSLEY
R.M.C.

THIS MORTGAGE is made this 15th day of SEPTEMBER
1980 between the Mortgagor, JAMES R. RICE, SR., JAMES R. RICE, JR., AND
JOYCE HUGHES SHERIDAN (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").

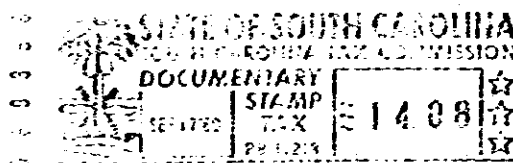
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-FIVE THOUSAND
TWO HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note
dated SEPTEMBER 15, 1980 (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on SEPTEMBER 1, 2010

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 in the County of Greenville, State of South Carolina and
being known and designated as Lot No. 18 on a plat of Canterbury
Hills, Section No. 2, recorded in Plat Book "XX" at Page 191, R.M.C.
Office, Greenville County, South Carolina and having, according to
said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Queensbury Drive at the joint front corner
of Lots Nos. 17 and 18, and running thence with said Queensbury
Drive N. 46-54 E. 75.0 feet to a point; thence continuing N. 84-22 E.
39.8 feet to a point; thence running S. 58-10 E. 120.3 feet to a point;
thence running S. 34-17 W. 90.0 feet to a point; thence continuing
S. 46-54 W. 50.0 feet to a point; thence running N. 43-06 W. 160.0
feet to the point of beginning.

Derivation: Deed Book 1133, Page 613 - Robert C. Quesenbury and
Joann B. Quesenbury 9/15/80



which has the address of 5 Queensbury Drive Greenville
(Street) (City)
S. C. 29611 (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 improve-
ments 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 seized 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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