

FILED
GREENVILLE CO. S. C.
SEP 19 1 37 PM '80
DONNIE S. TANKERSLEY
R.M.C.

This instrument was prepared by:
Haynsworth, Perry, Bryant,
Marion & Johnstone, Attys.

2001 1516 PAGE 687

MORTGAGE

(Renegotiable Rate Mortgage)

THIS MORTGAGE is made this 19th day of September, 1980, between the Mortgagor, Samuel L. Haines, and Mabel Lum See Haines (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").

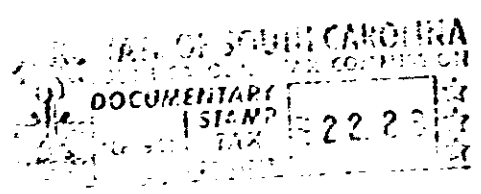
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-five Thousand Seven Hundred Dollars, which indebtedness is evidenced by Borrower's note date September 19, 1980 (herein "Note") which is attached hereto as Exhibit "A," the terms of which are incorporated herein by reference (including 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 October 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 and buildings and improvements there on, lying and being on the easterly side of Lindmont Drive, in the City of Greenville, South Carolina being known and designated as Lot No. 16 on plat of Henderson Forest as recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4 R at page 41 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Lindmont Drive, said pin being the joint front corner of Lots 15 and 16 and running thence with the curb of Lindmont Drive the traverse line being N. 22-12W 50' to an iron pin on the easterly side of Lindmont Drive; thence N. 7-48E 21.3' to an iron pin; thence N. 75-57E 125' to an iron pin, the joint rear corner of Lots 9 and 16; thence with the common line of said lots S. 21-34E 72.4' to an iron pin, the joint rear corner of Lots 15 and 16; thence with the common line of said lots S. 77-01W 135.3' to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Harry L. Huffman and David Kriegel, dated September 19, 1980, recorded in Deed Book 1133 at page 836 in the RMC Office for Greenville County on the 19 day of September, 1980.



which has the address of Lindmont Drive Greenville, South Carolina (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 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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