

Closing Date: October 10, 1980  
(Date Instrument Delivered)

GRAND FILED  
OCT 11 3 40 AM '80  
SOUTH CAROLINA

**MORTGAGE**  
RENEGOTIABLE RATE NOTE  
(See Rider Attached)

1520 632

THIS MORTGAGE is made this 10th day of October 1980, between the Mortgagor, Fred W. Stelts, Jr. and Judith Z. Stelts (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

"NOTE" includes all the Renewals and Amendments of the Note dated 10/10/80.  
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Two Thousand Five Hundred & 00/100 (\$62,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 10, 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 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 piece, parcel, or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, and being shown on a plat as Lot 156 of Coach Hills Subdivision, formerly known as Pelham Woods, Section 2A, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book 4X at Page 85, and having the following metes and bounds as shown thereon to-wit:

BEGINNING at a point on the Northern side of Coach Hills Drive, the joint front corner of Lots 156 and 157 and running thence with the common line of said lots North 10-42 East 197.76 feet to a point at the joint rear corner of said lots, thence turning and running North 74-04 East 60 feet to a point, the joint rear corner of Lots 155 and 156, thence turning and running with the common line of said Lots South 2-47 East 205.55 feet to a point, the joint front corner of said lots, and being on the Northern side of Coach Hills Drive, thence turning and running with Coach Hills Drive North 89-32 West 105 feet to the point of beginning.

Derivation: This is the same property conveyed to the Mortgagors herein by deed of Frank Towers Rice and Greg L. Turner to be recorded herewith.

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP TAX  
25.00

NOTICE: THIS MORTGAGE SECURES A NOTE WHICH CONTAINS PROVISIONS FOR AUTOMATIC RENEWAL OF SUCH NOTE FOR SUCCESSIVE PERIODS NOT TO EXTEND BEYOND 3/1/2011. THE INTEREST RATE AND THE PAYMENTS UNDER THE NOTE MAY CHANGE AT THE TIME OF EACH RENEWAL. A COPY OF THE PROVISIONS OF THE NOTE RELATING TO RENEWAL AND CHANGE OF INTEREST RATE AND PAYMENTS IS ATTACHED TO THIS MORTGAGE AS AN EXHIBIT.

which has the address of... 4888 Coach Hills Drive, Greenville, (Street) (City)  
South Carolina 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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