

BOOK 1510 PAGE 93
This instrument was prepared by:
Carter, Philpot,
Johnson & Smith

FILED
GREENVILLE CO. S.C.
MAR 7 3 05 AM '80
DONNIE S. HERSLEY
R.M.C.

MORTGAGE
(Renegotiable Rate Mortgage)

BOOK 79 1449
42613

THIS MORTGAGE is made this 31st day of July 19 80 between the Mortgagor, John Paul McGuire (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 Thirty Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note date January 15, 1980 (herein "Note") which is attached hereto as Exhibit "A" the terms of which are incorporated herein by reference including any and all N. 89-37 W., 216.8 feet to point in center of branch (old pin back at 10 feet); thence along the meanders of said branch, center of which is the line N. 25-48., 111.8 feet to a point (new pin back at 10 feet); thence S. 89-30 E., 273 feet to new pin on the west side of said street, thence with said street S. 4-25 W., 100 feet to the beginning corner.

This is the same conveyed to the within mortgagor by Hazel D. Gowan by deed recorded in Deed Book 1129, Page 839, recorded July 25, 1980, Greenville County R.M.C. Office.

William D. Robertson, P.A. Attorney at Law
P.O. Box 2138
Greenville, South Carolina 29602
Clerk

Richard C. Jones
Assistant Vice President
Greenville, S.C.

which has the address of 201 Pine Street Extension (herein "Property Address")
South Carolina, 29651 (State and Zip Code)

Cancelled
Lennie S. Salovey
R.M.C.
GREENVILLE CO. S.C.
FILED
MAR 4 3 15 PM '80
DONNIE S. HERSLEY
MAR 4 1980

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, tenes, 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 exceptions, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.