

GREENVILLE CO. S. C.
JAN 14 4 22 PM '80
DONNIE SANDERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 14th day of January, 1980, between the Mortgagor, Richard C. Rickenbach and Diane E. Rickenbach, (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").

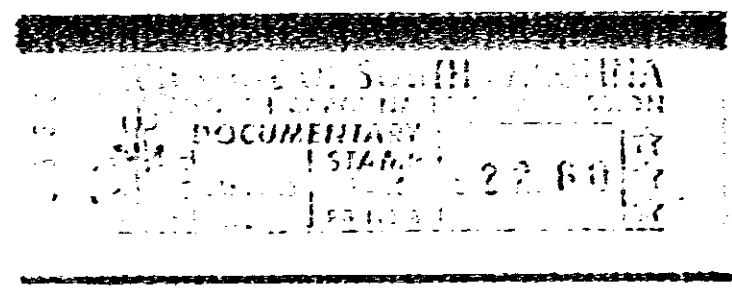
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-six Thousand Four Hundred Sixty-three & 45/100 Dollars, which indebtedness is evidenced by Borrower's notated January 14, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the eastern side of Cannon Circle in Greenville County, South Carolina being known and designated as Lot No. 163 on a plat entitled PINE BROOK FOREST SUBDIVISION, SECTION I, made by Robert R. Spearman dated March 15, 1972, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-X at Page 48 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Cannon Circle at the joint front corner of lots nos. 162 and 163 and running thence along the common line of said lots, N. 64-09 E. 143.0 feet to an iron pin in or near a branch; thence with the branch as the line, the traverse of which is S. 14-01 E. 115.6 feet to an iron pin at the joint rear corner of lots nos. 163 and 164; thence along the common line of said lots, S. 69-09 W. 154.0 feet to an iron pin on the eastern side of Cannon Circle; thence along the eastern side of Cannon Circle, N. 25-51 E. 115 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to Richard C. Rickenbach and Diane E. Rickenbach by deed of Ben C. Sanders of even date to be recorded herewith.



which has the address of 300 Cannon Circle Greenville, S. C. 29607 (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 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.

1980

4328 RV-2