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# MORTGAGE

BOOK 1308 PAGE 26

THIS MORTGAGE is made this 17th day of July 1980, between the Mortgagor, Dennis M. Riggs and JoAnn Riggs (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").

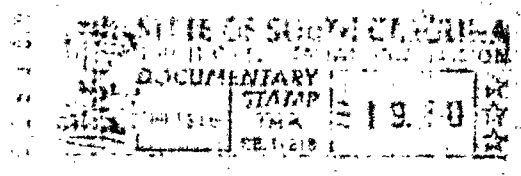
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Eight Thousand Nine Hundred Fifty and 100/100 (\$48,950.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 17, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 being shown and designated as Lot 111 on a plat of Powderhorn Section 3, recorded in the RMC Office for Greenville County in Plat Book 7C, Page 4 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Lexington Court at the joint front corner of Lots Nos. 110 and 111 and running thence with the common line of said Lots, N. 24-59 W. 110.65 feet to a point; thence S. 62-10 W. 86.27 feet to a point; thence S. 21-14 W. 102.77 feet to a point at the joint rear corner of lots Nos. 111 and 112; thence with the common line of said Lots, S. 86-59 E. 131.6 feet to a point on the northwestern side of Lexington Court; thence with the northwestern side of said Court, N. 34-00 E. 51.5 feet to the point of beginning.

This being the same property conveyed to the Mortgagors by deed of American Service Corporation of South Carolina to be recorded of even date herewith.



which has the address of 111 Lexington Court Simpsonville, 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 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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