

26060 DRN JPK
RUBY C. McABEE
147-2-5

FILED
C. S. C.
AUG 05 AM '80
GREENVILLE
MORTGAGE

This instrument was prepared by:
LOVE, THORNTON, ARNOLD & THOM-
ASON (Donald R. McAlister)

(Renegotiable Rate Mortgage)

BOOK 1510 PAGE 475

THIS MORTGAGE is made this 7th day of August 1980, between the Mortgagor, RUBY C. McABEE (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 TWENTY THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note date August 7, 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 August 1, 2000;

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 lot of land in Greenville Township designated as Lot 9, Section 4 on subdivision of Property of Monaghan Mills Village, as platted by Pickell & Pickell, Engineers, December 20, 1948, plat recorded in Plat Book S, pages 179-181, from which the following description is taken:

BEGINNING at an iron pin on the north side of Odom Circle (formerly Chicora Avenue) at the corner of Lot 10 and running thence along the line of that lot N 6-37 E 173.4 feet to an iron pin near the south bank of Reedy River; thence along Reedy River S 57-20 E 109.5 feet to an iron pin at the rear corner of Lot 8; thence along the line of Lot 8 S 24-45 W 143.2 feet to an iron pin on the north side of Odom Circle; thence along the line of said Odom Circle N 72-27 W 55 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Norris A. Roberts dated August 5, 1950 and recorded in Deed Book 415 at page 463 in the RMC Office for Greenville County.

which has the address of 118 Odom Circle, Greenville, SC (Street) (City)
29611 (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.

JULY 1980

COPIES TO BE MADE

0475

4328 RV-2