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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

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DONNIE S. TANKERSLEY
R.M.C.
MORTGAGE
(Renegotiable Rate Mortgage)

BOOK 1513 PAGE 358
This instrument was prepared by:
Haynsworth, Perry, Bryant,
Marion & Johnstone

BOOK 1515 PAGE 492

THIS MORTGAGE is made this 28th day of August 1980, between the Mortgagor, Jack P. Tate and Virginia G. Tate (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").

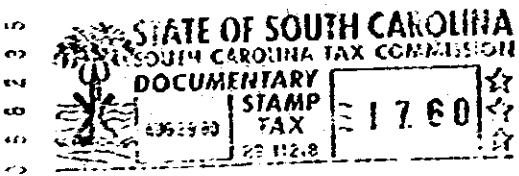
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Four Thousand and no/100-- Dollars, which indebtedness is evidenced by Borrower's note date August 28, 1980 (herein "Note") which is attached hereto as Exhibit "A," the terms of which are incorporated herein by reference (including 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 September 1, 2005.

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 at the northeastern corner of the intersection of Ravensworth Road and Hillbrook Road in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 83 on a plat entitled "Brook Glenn Gardens" prepared by Piedmont Engineers, dated October 28, 1965, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book JJJ, at pages 84 and 85, and having, according to said plat, and a more recent plat entitled "Property of Jack P. Tate and Virginia G. Tate", prepared by Freeland & Associates, dated August 21, 1980, the following metes and bounds:

BEGINNING at an iron pin on the northeastern side of Ravensworth Road at the joint front corner of Lots Nos. 83 and 84, and running thence with the northeastern side of Ravensworth Road, N. 29-43 W. 94 feet to an iron pin at the intersection of Ravensworth Road and Hillbrook Road; running thence with the curve of said intersection, the chord of which is N. 15-06 E. 35.2 feet to an iron pin on the eastern side of Hillbrook Road; thence with the eastern side of Hillbrook Road N. 59-55 E. 125.1 feet to an iron pin in the line of Lot No. 99; thence with the line of Lot 99 S. 29-43 E. 119.7 feet to an iron pin in line of Lot No. 84; thence with the line of Lot 84 S. 60-17 W. 150 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Henry E. Saeger and Dixie F. Saeger, dated June 25, 1968, recorded June 26, 1968, in the RMC Office for Greenville County, South Carolina, in Deed Book 847, at page 328.



which has the address of 1 Ravensworth Road Taylors
(Street) (City)
S. C. 29687 (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 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 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

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