

1517-892

This instrument was prepared by:  
Horton, Drawdy, Hagins,  
Ward & Johnson, P. A.

GREENVILLE CO. S. C.  
SEP 26 4 52 PM '80  
DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

(Renegotiable Rate Mortgage)

THIS MORTGAGE is made this 19th day of September 19 80, between the Mortgagor, Gay Z. Watts (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 Seventy-five thousand and no/100th Dollars, which indebtedness is evidenced by Borrower's note date September 19, 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 October 1st, 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, with all improvements thereon or hereafter to be constructed, situate, lying and being in the City and County of Greenville, State of South Carolina, on the northern side of Rock Creek Drive and being known and designated as Lot No. 6 on plat of Property of Elizabeth G. McCall recorded in the RMC Office for Greenville County in Plat Book "Z", at Page 47, and being described according to said plat and a more recent plat of property of Gay Z. Watts, prepared by Dalton & Neves Co., Engineers, dated September, 1980, more particularly, to-wit:

BEGINNING at an iron pin on the northern side of Rock Creek Drive at the joint front corner of Lots No. 6 and 7 and running thence along the northern side of said Drive N. 72-23 E. 117.5 feet to an iron pin at the joint front corner of Lots No. 5 and 6; thence along the joint line of said Lots N. 30-46 E. 225.4 feet to an iron pin on the bank of Reedy River; thence in a northwesterly direction along the meanderings of said River the traverse line being N. 61-06 W. 103 feet to an iron pin on the bank of said River; thence along the joint line of Lots No. 6 and 7 S. 33-19 W. 249 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by deed of Reginald W. Crouch and Ina S. Crouch, dated August 15, 1968 and recorded in the RMC Office for Greenville County in Deed Book 850 at Page 353 on August 15, 1968.

STATE OF SOUTH CAROLINA  
RECORDING COMMISSION  
DOCUMENTARY STAMP  
TAX  
\$ 80 00

which has the address of 118 Rock Creek Drive, Greenville, S. C. (City)  
29605 (State and Zip Code) (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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