

27209 DEM JPT
Danny L. & Mary P. Litchfield
533.1-1-34

O. S. C.

PM '80

RSLEY

This instrument was prepared by:
LOVE, THORNTON, ARNOLD
& THOMASON

BOOK 1519 PAGE 622

MORTGAGE

(Renegotiable Rate Mortgage)

THIS MORTGAGE is made this 7th day of October 19 80, between the Mortgagor, Danny L. Litchfield and Margaret P. Litchfield (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").

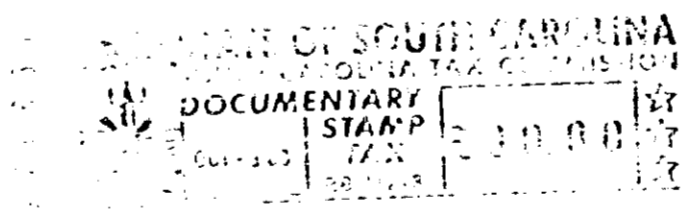
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-Five Thousand (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note date October 7, 1980 (herein "Note") which is attached hereto as Exhibit "A," the terms of which are incorporated herein by reference (including 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 April 1, 2011

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 tract of land situate, lying and being in the County of Greenville, State of South Carolina on the easterly side of Shannon Lake Circle and having according to a plat prepared by Ethan C. Allen dated August 16, 1974 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-I at page 35 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Shannon Lake Circle, joint front corner of lot herein described and lot owned now or formerly by James A. Thrallkill and running thence with common line of said Lots S 63-36 E 179.9 feet to an iron pin; thence S 61-35 E 170 feet to an iron pin on the westerly side of a proposed street; thence with the proposed street S 30-07 W 134.5 feet to an iron pin; thence N 63-36 W 341.4 feet to an iron pin on the easterly side of Shannon Lake Circle; thence with said Circle N 26-24 E 140 feet to point of beginning, and containing 1.10 acres more or less.

This is the same property conveyed to mortgagors by deed of Willis H. Meadows, et ux, filed for record January 11, 1980 at 1:16 p.m. in Deed Book 1118 at page 802 in the RMC Office for Greenville County, South Carolina.



which has the address of Lot No. 34 Shannon Lake Circle Greenville
(Street) (City)
South Carolina 29607 (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.

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