

Mortgagee's Address: P. O. Drawer 408, Greenville, S.C. 29602

FILED
GREENVILLE CO. S.C.

OCT 27 9 39 AM '80 MORTGAGE

JOHN W. BUSBIN
R.M.C.

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R.M.C.
1522 PAGE 137
BOOK 1523 PAGE 405

THIS MORTGAGE is made this 24th day of October, 1980, between the Mortgagor, JOHN W. BUSBIN AND CATHIE M. BUSBIN, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of --Twenty Nine Thousand Four Hundred Fifty and No/100 (\$29,450.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 24, 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 November 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 lot of land lying in the State of South Carolina, County of Greenville, on the western side of Hughes Road in Paris Mountain Township, being shown and designated as Lot No. 4 on a plat of the property of J. C. Hughes, made by J. C. Hill, August 3, 1959, recorded in Plat Book SS, at Page 136 and being more particularly described in accordance with a new plat entitled "Property of John W. Busbin and Cathie M. Busbin" dated September 1, 1980 and recorded in the RMC Office for Greenville County in Plat Book 7-H, at Page 21. Reference to said more recent survey is hereby craved for the metes and bounds description thereof.

This being the same property conveyed to the Mortgagors herein by deed of Joan Culbreth, now known as Joan Tolley, dated October 24, 1980, and to be recorded of even date herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
FILED

The within Renegotiable Rate Mortgage is modified by the terms and conditions of the attached Renegotiable Rate Mortgage Rider which is attached hereto and made a part of this mortgage instrument.

which has the address of Route 1, Hughes Road, Greenville,
(Street) (City)
S. C. 29611
(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 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.

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