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MORTGAGE

RENEGOTIABLE RATE
See Rider Attached

THIS MORTGAGE is made this 4th day of November 1980, between the Mortgagor, STEPHAN T. RABE AND MARY B. RABE (herein "Borrower"), and the Mortgagee, HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S.C. 29360 (herein "Lender").

This mortgage includes a renegotiable rate mortgage rider which is hereby incorporated by reference and made a part hereof.

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-five Thousand and No/100 (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 4, 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 March 1, 2011 further providing for renewals at intervals of every THREE years with adjustments to interest rates and monthly payments at each renewal; with final maturity on 3-1-2011 at which time the balance of indebtedness, if not sooner paid, shall come due and payable.

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 on the Eastern side of Rivendell Drive, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 23 as shown on a plat entitled "Trollingwood, Section I", prepared by Enwright Associates, dated September 30, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-F at page 12 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Rivendell Drive at the joint front corner of Lots Nos. 22 and 23, and running thence with the line of Lot No. 22 N. 86-20 E. 238.8 feet to an iron pin at the normal pool line of a lake known as Lake Trollingwood; thence with the normal pool line of said lake S. 6-10 W. 175 feet to an iron pin at the joint rear corner of Lots Nos. 23 and 24; thence with the line of Lot No. 24 N. 78-33 W. 236.7 feet to an iron pin on the Eastern side of Rivendell Drive; thence with the Eastern side of Rivendell Drive N. 25-00 E. 13 feet to an iron pin; thence continuing with the Eastern side of Rivendell Drive N. 4-03 E. 87.2 feet to an iron pin; thence still continuing with the Eastern side of Rivendell Drive N. 17-04 E. 13 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Edwin L. Hull and Janet Y. Hull, dated November 2, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1114 at page 923, on November 5, 1979.

ALSO:

All that piece, parcel or lot of land situate, lying and being in the City of Simpsonville, County of Greenville, State of South Carolina, on the Northeastern side of the cul-de-sac of Pine Tree Drive and being known and designated as Lot No. 27 on a plat of property of Pine Tree, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-D at page 63, and having, according to said plat, the following metes and bounds:

(Cont'd. on attached Rider)

OFFICE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX \$ 30.00

which has the address of Lot 23, Rivendell Drive (Street) (City) (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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