

Post Office Drawer 408
Greenville, South Carolina 29602

FILED
GREENVILLE S.C.

NOV 15 1980

MORTGAGE
SONNENSHINE BANKERSLEY
R.M.C.

THIS MORTGAGE is made this 5th day of November,
1980, between the Mortgagor, Liselotte A. Baird and Roland M. Baird,
(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 Nine Thousand and
No/100 (\$9,000.00) Dollars, which indebtedness is evidenced by Borrower's
note dated November 5, 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
December 1, 1990,

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
Southeastern side of East North Street Extension, in the City of Greenville,
County of Greenville, State of South Carolina, and known and designated as
a portion of Lot 28-A on a plat of property of Liselotte A. Baird and Roland
M. Baird, on a plat prepared by Carolina Surveying Co., recorded in the
R.M.C. Office for Greenville County in Plat Book 8-H at Page 36, and,
according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of East North Street
Extension, at the joint front corner of this Lot and other property of the
Mortgagors herein, which point is in an asphalt drive belonging to the
Mortgagors, and running thence with the Southeastern side of East North
Street N. 69-48 E. 50.1 feet to an iron pin in the Asphalt of an alley;
running thence with the alley as the line S. 31-20 E. 89.6 feet to an iron
pin in the line of property now or formerly of Hersey; running thence S. 56-
37 W. 47.1 feet to an iron pin in the line of property of the Mortgagor
herein; running thence with that line N. 32-34 W. 101.0 feet to an iron pin,
point of beginning.

ALSO, all the right, title and interest of the Mortgagors herein in and to the
alley as shown on said plat referred to above along the Eastern boundary of
said property.

This is the identical property conveyed to the Mortgagors herein by C. S.
Willingham by Deed dated and recorded simultaneously herewith.

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.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 03.00

which has the address of 1512 East North Street, Greenville,
(Street) (City)
South Carolina 29615 (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.

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