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1520 PAGE 602
1521 PAGE 482

MORTGAGE

THIS MORTGAGE is made this 10th day of October, 1980 between the Mortgagor, Howard C. Smith and Judy J. Smith, (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").

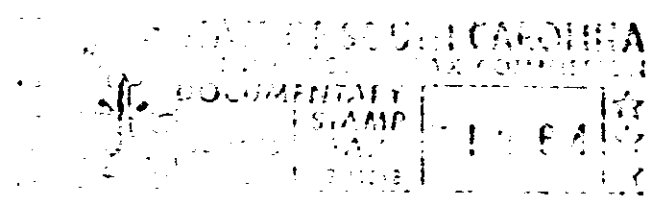
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Six Thousand, Five Hundred Fifty and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 10, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the 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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot NO. 81, Section 5, on a plat of COLONIAL HILLS prepared by Piedmont Engineers and Architects, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book QQQ at Page 21, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Fairford Circle at the joint front corner of Lots 80 and 81 and running thence N. 88-29 W. 175.9 feet to an iron pin at the joint rear corner of Lots 80 and 81; thence running N. 1-16 E. 89.95 feet to an iron pin at the joint rear corner of Lots 81 and 82; thence running S. 88-29 E. 176.2 feet to an iron pin on the western side of Fairford Circle at the joint front corner of Lots 81 and 82; thence running with the said Fairford Circle S. 1-31 W. 90.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Employee Transfer Corporation to be recorded herewith.



The within renegotiable rate mortgage is modified by the terms and conditions of the renegotiable rate mortgage rider which is attached hereto and made a part of the mortgage instrument.

which has the address of 16 Fairford Circle, Taylors, SC (Street) (City)
SC 29687 (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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