

FILED
GREENVILLE CO. S. C.
NOV 14 3 24 PM '80
DONNIE TANKERSLEY
R.M.C.

This instrument was prepared by:

Wilkins & Wilkins

MORTGAGE
(Renegotiable Rate Mortgage)

BOOK 1524 PAGE 535

THIS MORTGAGE is made this 14 day of NOVEMBER 19 80, between the Mortgagor, HILDA G. CORDELL (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 THIRTY NINE THOUSAND Dollars, which indebtedness is evidenced by Borrower's note date November 14, 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 Nov. 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 lot of land in the county of Greenville, state of South Carolina, situate on the southeast side of Riley Road, and shown on plat entitled "Property of Hilda G. Cordell" prepared by Carolina Surveying Co. and recorded in plat book 8-H page 67 of the RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast side of Riley Road, 804 feet more or less from the intersection of Riley Road and Welcome Road, and running thence along line of property now or formerly of Baldwin, S. 62-20 E. 145.4 feet to an iron pin; thence turning S. 24-47 W. 100 feet to an iron pin; thence turning N. 65-04 W. 156 feet to an iron pin on the southeast side of Riley Road; thence with the southeast side of Riley Road, N. 30-31 E. 107.4 feet to an iron pin, the point of beginning.

This is the same lot conveyed to mortgagor by Ben-C -Inc. by deed of even date herewith to be recorded.

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which has the address of 102 Riley Road Greenville
(Street) (City)
S. C. 29611 (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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