

GREENVILLE, S. C.

This instrument was prepared by:  
Riley & Riley, Attorneys  
Greenville, S. C.

NOV 26 AM '80

**MORTGAGE**  
(Renegotiable Rate Mortgage)

1527-335

THIS MORTGAGE is made this 26th day of November 1980, between the Mortgagor, Paul B. Young and Charlene C. Young (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 Forty-Three Thousand, Six Hundred Dollars, which indebtedness is evidenced by Borrower's note dated November 26, 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 December 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 piece, parcel or lot of land in Greenville County, State of South Carolina in the Town of Simpsonville being known and designated as Lot #6 on plat of Subdivision known as WOODCLIFF and having, according to a recent survey of Lot #6, prepared by J. L. Montgomery, III dated July 17, 1980, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Woodcliff Court at the joint front corner of Lot Nos. 5 and 6 and running thence with the joint line of said lots N. 26-38 W. 150.0 feet to an old iron pin; thence N. 63-22 E. 100 feet to an old iron pin at the joint rear corner of lots 6 and 7; thence with the joint line of said lots S. 26-38 E. 150.0 feet to an iron pin on the northwesterly side of Woodcliff Court; thence with the northwesterly side of Woodcliff Court S. 63-22 W. 100 feet to the beginning corner.

This being the same property conveyed to the Mortgagors by deed of Shelley-Chapman Construction, Inc. of even date to be recorded herewith.

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which has the address of Woodcliff Court, Simpsonville South Carolina 29681 (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 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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