

RENEGOTIABLE RATE

MORTGAGE

1980

1327

THIS MORTGAGE is made this SLEY 11th day of December 1980, between the Mortgagor, WILLIAM K. BRYAN, JR. (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANDERSSON, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 201 North Main Street, Anderson, South Carolina 29621 (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 FIFTY-ONE THOUSAND SIX HUNDRED Dollars, which indebtedness is evidenced by Borrower's note dated DECEMBER 11, 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 JANUARY 1, 2011 further providing for renewals at intervals of every 3 years with adjustments to interest rates and monthly payments at every renewal; with final maturity on JANUARY 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 certain piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, South Carolina, being known and designated as Lot No. 51 Sunset Hills, plat of which was prepared by R. E. Dalton dated December 1945, and recorded in the RMC Office for Greenville County in Plat Book P at Page 19 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Seminole Drive at the joint front corner of Lots 50 and 51 which iron pin is 75 feet in a Southeasterly direction from the intersection of Seminole Drive and Waccanaw Avenue and running thence with the joint line of said lots N. 48-50 E. 175 feet to an iron pin; thence S. 41-10 E. 75 feet to an iron pin at the joint rear corner of Lots 51 and 52 and running thence with the joint line of said lots S. 48-50 W. 175 feet to an iron pin on the Northeastern side of Seminole Drive and running thence with the said side of Seminole Drive N. 41-10 W. 75 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to William K. Bryan, Jr. by a certain deed of Elizabeth M. Gilchrist on December 8, 1980, and thereafter filed in the RMC Office for Greenville County on December 12, 1980, in Deed Book 1138 at Page 119.

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which has the address of 105 SEMINOLE DRIVE, GREENVILLE, (Street) (City)
SOUTH CAROLINA 29605 (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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