

Post Office Drawer 408
Greenville, South Carolina 29602

1528 770

MORTGAGE

THIS MORTGAGE is made this 30th day of December,
19 80, between the Mortgagor, MITCHEL D. MORGAN,
(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 Seventy Thousand Seven Hundred
Fifty and No/100 (\$70,750.00) Dollars, which indebtedness is evidenced by Borrower's
note dated December 30, 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.....;

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 Eastern
side of Valley Forge Drive, near the City of Greenville, in the County of
Greenville, State of South Carolina, and known and designated as Lot No. 208
of a Subdivision known as Canebrake II, plat of which is recorded in the R.M.C.
Office for Greenville County in Plat Book 7-C at Page 69, and, according to
said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Valley Forge Drive, at the
joint front corner of Lots Nos. 207 and 208, and running thence with the joint
line of said Lots N. 71-50 E. 140 feet to an iron pin; running thence S. 18-
10 E. 85.54 feet to an iron pin at the joint rear corner of Lots Nos. 208 and
209; running thence with the joint line of said Lots S. 71-50 W. 140 feet to
an iron pin on the Eastern side of Valley Forge Drive; running thence with the
Eastern side of said Drive N. 18-10 W. 85.54 feet to an iron pin, point of
beginning.

This is the identical property conveyed to the Mortgagor herein by Gatewood
Builders, Inc. by Deed 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.

which has the address of Lot 208, Valley Forge Drive, Canebrake II, Greer,
South Carolina 29651 (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.

SOUTH CAROLINA — 14b (Family) — 6-25-ENMAREHLMC UNIFORM INSTRUMENT with amendments adding Part 14

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