

FILED **RENEGOTIABLE RATE**
GREENVILLE CO. S. C.

FEB 18 12 11 PM '81

MORTGAGE

DOC. 1532 PAGE 764

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 17th day of February, 1981, between the Mortgagor, ^{R.M.C.} David W. and Jan C. Ropp (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of The United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen thousand seven hundred and fifty and 00/100 (15,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 1984 (end of Initial Loan Term), with 6 Renewal Loan Terms, with adjustments in the interest rate, the initial interest rate being 15.00. The final maturity day of this Mortgage is

... March 1, 2001

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, as the same may be renegotiated under the terms of the Note at the end of the Initial Loan Term or any Renewal Loan Term, (b) 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 (c) 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 with improvements thereon, situate, lying and being in Greenville County, South Carolina, on the northeastern side of Adele Street and being known and designated as Lot No. 38 on plat of McCullough Heights recorded in the RMC Office for Greenville County, South Carolina in Plat Book E, page 95 and having according to said the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of Adele Street at the joint front corner of Lots 36 and 38; thence with the common line of said lots, S. 45-26 W. 150 feet to a point at the joint corner of Lots 35, 36, 37 and 38; thence with the common line of Lots 37 and 38, N. 44-20 W. 60 feet to a point on a ten foot alley; thence along the line of said alley, N. 45-26 E. 150 feet to a point on the northeast side of Adele Street; thence with Adele Street, S. 44-20 E. 60 feet to the point of beginning.

This being the same property conveyed to the Mortgagors by deed of William M. Bishop and Dewey A. Bishop, Jr. of even date to be recorded herewith.

Mortgagee's Address: 115 Camperdown Way
Greenville, South Carolina 29601

which has the address of 11 Adele St., Greenville, South Carolina 29609 (herein "Property Address");
[Street] [City] [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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