

FILED  
GREENVILLE CO. S. C.  
JAN 14 4 22 PM '80  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 14th day of January, 1980, between the Mortgagor, Richard C. Rickenbach and Diane E. Rickenbach, (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 Fifty-six Thousand Four Hundred Sixty-three & 45/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 14, 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 February 1 in or near a branch; thence with the branch as the line, the traverse of which is S. 14-01 E. 115.6 feet to an iron pin at the joint rear corner of lots nos. 163 and 164; thence along the common line of said lots, S. 69-09 W. 154.0 feet to an iron pin on the eastern side of Cannon Circle; thence along the eastern side of Cannon Circle, N. 25-51 E. 115 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to Richard C. Rickenbach and Diane E. Rickenbach by deed of Ben C. Sanders of even date to be recorded herewith.

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PAID SATISFIED AND CANCELLED  
First Federal Savings and Loan Association  
of Greenville, S. C. Same As, First Federal  
Savings and Loan Association of S. C.  
Emory B. Bridges  
Ass't. Vice President  
August 4 1981  
Witness Paul W. Gardner  
Donnie S. Tankersley  
R.M.C.

which has the address of 300 Cannon Circle  
S. C. 29607 (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.