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FILED
GREENVILLE CO. S. C.
JUL 16 11 16 AM '80
DONNIE S. TANNERSLEY
R.H.C.

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MORTGAGE

THIS MORTGAGE is made this 17th day of July 1980, between the Mortgagor, Dennis M. Riggs and JoAnn Riggs (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Eight Thousand Nine Hundred Fifty and 100/100 (\$48,950.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 17, 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 July 1, 2010; AND WHEREAS a portion of the northwestern side of Lexington Court thence with the northwestern side of said Court, N. 34-00 E. 51.5 feet to the point of beginning.

This being the same property conveyed to the Mortgagors by deed of American Service Corporation of South Carolina to be recorded of even date herewith.

PRO AND REGISTERED
20th May 1983
AMERICAN SERVICE CORPORATION
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION
BY: Richard C. Power
OFFICE: Assistant Vice President
Marion J. Lee

31860

MAY 27 1983

Corrected
Donnie S. Tannersley
R.H.C.

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which has the address of 111 Lexington Court Simpsonville South Carolina (herein "Property Address");
(Street)
(State and Zip Code)

200 3 40701A01

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.