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This instrument was prepared by:
JOHN F. WYATT
HILL, WYATT & BANNISTER

FILED
GREENVILLE CO. S. C.
OCT 7 10 09 AM '80
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

(Renegotiable Rate Mortgage)

BOOK 82 PAGE 425

13227

THIS MORTGAGE is made this 3 day of October 19 80 between the Mortgagor,
COBB BUILDERS, INC. (herein "Borrower")
and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation
organized and existing under the laws of the United States whose address is 101 EAST WASHINGTON STREET,
GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY THOUSAND SEVEN HUNDRED FIFTY
Dollars, which indebtedness is evidenced by Borrower's note date October 3, 1980 (herein "Note")
which is attached hereto as Exhibit "A," the terms of which are incorporated herein by reference (including any and all
renewals, extensions, renegotiations and/or modifications of the original Note), providing for monthly installments of
for a metes and bounds description thereof.

This is the same property conveyed to the above named mortgagors by deed of
Threatt Enterprises, Inc. to be recorded of even date herewith.

In addition to and together with the monthly payments of principal and interest under
the terms of the Note secured hereby, the mortgagor promises to pay to the mortgagee
a monthly premium necessary to carry private mortgage guaranty insurance until the
principal balance reaches 80% of the original sales price or appraisal, whichever is
less. The estimated monthly premium for the first nine years will be .02% of the
original amount of the loan. The estimated monthly premium for each year thereafter
will be .01% of the original principal balance of this loan. The mortgagee may advance
this premium and collect it as part of the debt secured by the mortgage if the mortgagor
fails to pay it.

NICHOLAS P. MITCHELL
Attorney at Law

101 Lavinia Ave.
Greenville, SC 29601

THIS 6th day of Oct 19 83
AMERICAN FEDERAL BANK, F.S.B.
FORMERLY AMERICAN FEDERAL
SAVINGS AND LOAN ASSOCIATION
BY *[Signature]*
WITNESS *[Signature]*

DOCUMENTARY
STAMP
TAX
21

FILED
OCT 17 1980
GREENVILLE CO.
SOUTH CAROLINA

200 3
1A01
7.0001

Lot No. 36, Eastgate Subdivision, Gaithburg Square, Greenville
which has the address of
Formerly Fidelity Federal
South Carolina Association
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-
ments 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.

JULY, 1980

[Signature]