

FILED
GREENVILLE CO. S. C.
SEP 30 1 30 PM '80
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1518 PAGE 210
This instrument was prepared by:

Wilkins & Wilkins
BOOK 83 PAGE 356

- MORTGAGE
(Renegotiable Rate Mortgage)

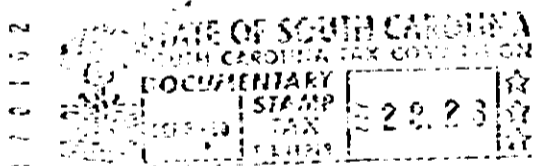
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THIS MORTGAGE is made this 30 day of September 19 80 between the Mortgagor, Donald E. Baltz, Inc. (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of the United States whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

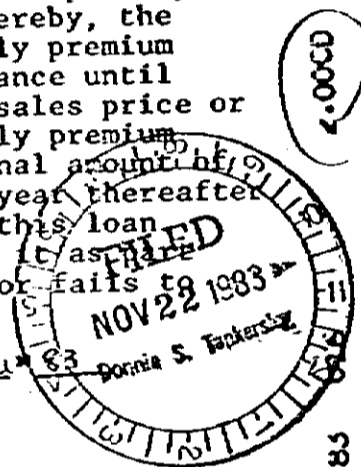
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy thousand six hundred fifty Dollars, which indebtedness is evidenced by Borrower's note date September 30, 1980 (herein "Note") which is attached hereto as Exhibit "A," the terms of which are incorporated herein by reference (including any and all renewals, extensions, renegotiations and/or modifications of the original Note) provided for in the Note;

"In addition to and together with 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."

NOV 22 1983



PAID AND SAVED IN FULL



THIS 9th day of December 1983

BY DONNIE S. TANKERSLEY, R.M.C.

WITNESSES: [Signatures]

16577

which has the address of Lot 116, Hollibrook Court, Mauldin, S. C. 29662 (herein "Property Address"); Formerly Fidelity Federal Savings and Loan Association

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.

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