

FILED
GREENVILLE CO. S. C.
OCT 6 10 21 AM '80
DONNIE S. BANKERSLEY
R.M.C.

This instrument was prepared by:
Long, Black and Gaston

MORTGAGE
(Renegotiable Rate Mortgage)

BOOK 1519 PAGE 187

THIS MORTGAGE is made this 2nd day of October 1980, between the Mortgagor, Gilles O. Einstein and Patricia A. Einstein (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 Fifty Six Thousand & no/100 Dollars, which indebtedness is evidenced by Borrower's note date October 2, 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 principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2010:

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, 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 (b) 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 piece, parcel or lot of land designated as lot 30 of Buxton Subdivision as shown on two (2) plats entitled Buxton and Addition to Buxton, said plats being prepared by Piedmont Engineers and Architects dated November 5, 1970, and which plats are recorded in Plat Book 4-N, at pages 2, 3, and 4 according to said plats, the lot is described as follows:

BEGINNING at an iron pin at the joint corner of Lots 30 and 32; thence N. 33-46 W. 179.8 feet to an iron pin; thence N. 38-19 E. 81.15 feet to an iron pin; thence S. 52-50 E. 162.5 feet to an iron pin; thence in the roadway, joint front corner of Lots 30 and 29; thence with said roadway S. 36-14 W. 65.6 feet; thence continuing with said roadway S. 33-33 W. 74.4 feet to the point of beginning.

THIS is the same property conveyed to the mortgagors herein by deed of Shuler D. Burrell and Patricia L. Burrell dated October 2, 1980 and recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
22.40

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which has the address of 112 Bexhill Court Greenville
(Street) (City)
South Carolina 29609 (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.

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