

FILED  
GREENVILLE CO. S. C.

OCT 9 11 39 AM '80

JOHN TANKERSLEY  
R.M.C.

**MORTGAGE**  
(Renegotiable Rate Mortgage)

This instrument was prepared by:  
LAWS AND DANIEL  
Greenville, S.C.

BOOK 1519 PAGE 881

THIS MORTGAGE is made this ..8th..... day of .October..... 19 80....., between the Mortgagor, ..Daniel.L.. Riddle and Kathie.N.. Riddle..... (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 .Forty.Five.Thousand.Eight.Hundred Dollars, which indebtedness is evidenced by Borrower's note date ..October.8.,.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 ..... March.1.,.2011..... ;

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 of that piece parcel or lot of land in Bates Township, Greenville County South Carolina, near Marietta, South Carolina off Bates Road having, according to a plat of property of Kathie Dianna Riddle, by T.T. Dill, dated July 28, 1980, to be recorded herewith the following metes and bounds, to-wit:

BEGINNING at a point on line of Ables, 165 feet from joint corner of property of grantor and Ables and running thence N. 04-00 W. 50 feet to a point; thence N. 15-30 W. 177.5 feet to a point; thence N. 68-36 E. 240 feet to a point; thence S. 21-34 E. 185 feet to a point on line of Ables; thence S. 47-30 W. 191 feet to a point; thence, still with the line of Ables, S. 86-00 W. 100 feet to the point of beginning, containing 1.30 acres.

Also, a permanent easement of ingress and egress, to run with the benefitted land, of 50 feet in width, across property of the grantor, as shown on said plat, being described as follows:

BEGINNING at a point in the center of Bates Road on line of Ables and running N. 04-00 E. 106 feet to a point; thence N. 86-00 E. 208 feet to a point on line of property herein conveyed; thence S. 04-00 E. 50 feet to a point; thence S. 86-00 W. 165 feet to a point; thence S. 04-00 W. 106 feet to a point; thence N. 44-16 W. 67 feet to the point of beginning.

The premises herein conveyed are portion of property conveyed to grantor herein by deed of Edna Bates Newton and Jesse Herman Bates dated October 1, 1979 recorded RMC Office of Greenville County in Book 1115 at page 456.

This property is subject to any and all easements, restrictions, covenants or rights of way either of record, on the plat or on the ground.

The mortgagors' address is Route 2, Box 375-C, Marietta, S.C. 29661

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 (continued attached page) which has the address of ..Route.2.,.Bates.Road.....,.....Marietta....., ..South.Carolina.29661..... (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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