

GRANTOR: DONNIE S. TANKERSLEY
FILED R.C.

Closing Date: January 9, 1981
(Date Instrument Delivered)

JAN 9 12 25 PM '81
DONNIE S. TANKERSLEY
F.H.C.

MORTGAGE
RENEGOTIABLE RATE NOTE
(See Rider Attached)

BOOK 77 PAGE 914
REC-1529 TAG-677

THIS MORTGAGE is made this 9th day of January 1981, between the Mortgagor, R. L. Rucker Builder, Inc. (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S.C. 29641 (herein "Lender").

"Note" includes all Renewals and Amendments of the Note dated January 9, 1981. WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated January 9, 1981, with circle, hence with said circle the following courses and distances: S. 19-28 E. 5 feet, S. 10-17 E. 85 feet, S. 9-04 W. 45 feet to the point of beginning.

AND WHEREAS, LEATHERWOOD, WALKER, TODD & MANN, Attorneys at Law, Franklin dated January 9, 1981 to be recorded herewith.

AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION
MEMBER FDIC
WITNESS: Maria J. Rucker, LEATHERWOOD, WALKER, TODD & MANN

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GRANTOR: DONNIE S. TANKERSLEY
FILED R.C.
JAN 10 11 AM '82

Formerly United Federal Savings and Loan Association

NOTICE: THIS MORTGAGE SECURES A NOTE WHICH CONTAINS PROVISIONS FOR AUTOMATIC RENEWAL OF SUCH NOTE FOR SUCCESSIVE PERIODS NOT TO EXCEED BEYOND May 1, 2011. THE INTEREST RATE AND THE PAYMENTS UNDER THE NOTE MAY CHANGE AT THE TIME OF EACH RENEWAL. A COPY OF THE PROVISIONS OF THE NOTE RELATING TO RENEWAL AND CHANGE OF INTEREST RATE AND PAYMENTS IS ATTACHED TO THIS MORTGAGE AS AN EXHIBIT.

which has the address of Lot 121, Chestnut Oak Circle, Holly Tree Plantation, Simpsonville, S.C. 29641 (herein "Property Address");

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.

SOUTH CAROLINA - 1 to 4 Family - 6-75 - F.M.A. PUBLIC UNIFORM INSTRUMENT

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