

FILED
GREENVILLE CO. S.C.

This instrument was prepared by:
William D. Richardson, Esq.
8 Williams Street, Greenville,
S.C.

Aug 6 12 04 PM '80 **MORTGAGE**
DONNELL SANDERSLEY (Renegotiable Rate Mortgage)
R.M.C.

BOOK 1510 PAGE 274

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THIS MORTGAGE is made this 8th day of August 19 80, between the Mortgagor,
John J. Reckling and Shirley T. Reckling (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-Five Thousand (\$65,000.00)
Dollars, which indebtedness is evidenced by Borrower's note date August 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 August 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 situate, lying and being in the County of
Greenville, State of South Carolina, on the Southeasterly side of Woody Creek
Road near the City of Greenville, being shown and designated as Lot No. 394 on
plat entitled "Map 1, Section 2, Sugar Creek" as recorded in the RMC Office for
Greenville County in Plat Book 7-C at Page 68, reference to said plat being craved
for a metes and bounds description thereof.

This is the same property conveyed to the Mortgagors herein by deed of M. G. Proffitt,
Inc. of even date to be recorded herewith.

which has the address of Lot 394, Woody Creek Road, Greenville
(Street) (City)
S. C. 29651 (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 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 seised 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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