

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.H.C.

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MORTGAGE

THIS MORTGAGE is made this 29th day of August, 1980 between the Mortgagor, Richard A. Waldrop and Cynthia T. Waldrop, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-One Thousand Three Hundred & 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 29, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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:

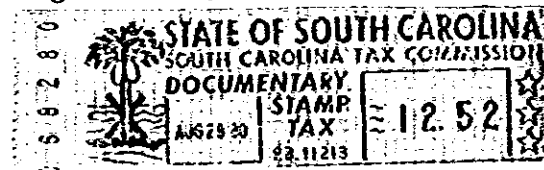
ALL those pieces, parcels, or lots of land in the City of Greenville, County of Greenville, State of South Carolina, on the northwesterly side of Vintage Avenue (formerly West View Avenue), being shown and designated as Lots Nos. 11 and 12, Block D, on plat of Section No. 2, Block C, D, and E, East Highlands Estates, recorded in the RMC Office for Greenville County in Plat Book K-44, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Vintage Avenue (formerly West View Avenue), joint front corner of Lots Nos. 10 and 11, and running thence with the northwesterly side of Vintage Avenue, S. 16-45 W. 108.4 feet to an iron pin; thence N. 48-27 W. 222.5 feet to an iron pin; thence N. 31-06 E. 100.0 feet to an iron pin, joint rear corner of Lots Nos. 10 and 11; thence with the joint lines of said Lots, S. 48-27 E. 185.4 feet to an iron pin, the point of BEGINNING.

The within Renegotiable Rate Mortgage is modified by the terms and conditions of the attached Renegotiable Rate Mortgage Rider which is attached hereto and made a part of this Mortgage instrument.

This being the same property conveyed to the Mortgagors herein by Deed of Alan L. Hicks and Gwendolyn P. Hicks, of even date, and to be recorded herewith.

Mortgagee's address: 301 College Street, Greenville, S. C. 29601



which has the address of 226 Vintage Avenue Greenville
(Street) (City)
S. C. 29607 (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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