

301 College St.
Greenville, SC

FILED
CO. S. C.
NOV 3 3 04 PM '80
DONNIE TANKERSLEY
R.M.C.

1523 204

MORTGAGE

THIS MORTGAGE is made this 29th day of October, 1980, between the Mortgagor, Carl D. Ennis and M. Jane Ennis, (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 Sixty-four Thousand, Nine Hundred, Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 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 November 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 218 on plat of Canebrake Subdivision, Phase II, which plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7C at Page 41, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Valley Forge Drive, joint front corner of Lots 218 and 219, and running thence along the common line of said Lots, S. 71-50 W., 147.74 feet to an iron pin; thence turning and running along the rear line of Lot 218, S. 18-10 E. 83.0 feet to an iron pin; thence turning and running along the common line of Lots 217 and 218, N. 71-50 E. 141.16 feet to an iron pin on Valley Forge Drive; thence turning and running along said Valley Forge Drive, N. 13-38 W. 83.27 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Jimmy M. Bridges, of even date, to be recorded herewith.

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.

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
\$ 26.00

which has the address of Lot 218 Valley Forge Drive, Canebrake Subdivision,
(Street) (City)
Greer, SC 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 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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