800x1532 FASE 45

MORTGAGE

THIS MORTGAGE is made this	9th n A. Bolen, Inc.	day of	February	,
	, (herein "Borrov oration organized and	wer"), and the dexisting under t	Mortgagee, the laws of the	United States
WHEREAS, Borrower is indebted to Hundred and No/100	Dollars, w _,(herein "Note"), pr	hich indebtednes coviding for mont	ss is evidenced hly installme	l by Borrower's nts of principal
TO SECURE to Lender (a) the reparthereon, the payment of all other sums the security of this Mortgage, and the contained, and (b) the repayment of a Lender pursuant to paragraph 21 her grant and convey to Lender and Lender in the County of	s, with interest thereo performance of the c any future advances eof (herein "Future A	n, advanced in a covenants and ag s, with interest th Advances"), Bon	ccordance her greements of I nereon, made rower does he	ewith to protect Borrower herein to Borrower by reby mortgage,
ALL that certain piece,	parcel or lot	of land si County of G	tuate, ly reenville	ing and , being

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Caroling, County of Greenville, being known and designated as Lot No. 11 of a Subdivision known as Febble Croek, Phase I, as shown on plat thereof recorded in the RMC Office for Greenville County, South Carolina in Flat Book 51 at Fages 1-5, and having, according to said plat, such metes and bounds as appears thereon.

This being the same property conveyed to the mortgagor herein by deed of Febblepart, Ltd., a South Carolina Limited Partnership, dated Soptember 2, 1980 and recorded in the RMC Office for Greenville County on September 2, 1980 in Deed Book 1132 at Page 477.

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.

i 1 1			
1	which has the address of Lot 11 Pebble Creek, Taylors, South	n Carolina	
H	(Street)	(City)	
9	(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, or 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 spolicy insuring Lender's interest in the Property.

SOUTH CAROLINA --- 1 to 4 Family-6 75-FNNA/FHLMC UNIFORM INSTRUMENT (with americant adding Page 24

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