

GREENVILLE S.C. S. C.

Oct 23 11 10 AM '80

CONNIE E. WILKINSLEY
A.M.C.

43308

This instrument was prepared by:
Wilkins and Wilkins

BOOK 78 1776

MORTGAGE (Renegotiable Rate Mortgage)

1521 822

THIS MORTGAGE is made this 23 day of October 19 80 between the Mortgagor, Donald E. Baker, Inc. (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 Seventy Five Thousand One Hundred Fifty Dollars, which indebtedness is evidenced by Borrower's note dated October 23, 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 \$500.00 as part of the debt secured by the Note.

1-5565
DEC 15 1980
Richard C. Poyner
Assistant Vice President
Mortgage Department
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION
GREENVILLE, SOUTH CAROLINA
DEC 15 10 52 AM '80
GREENVILLE S.C.
CONNIE E. WILKINSLEY

which has the address of Lot 100 Ashleybrook Court Mauldin South Carolina (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.

JULY 1980

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