

FILED
GREENVILLE S.C.
AUG 22 3 38 PM '80
DONNIE S. TANKERSLEY
R.M.C.

42372
This instrument was prepared by:
Carter, Philpot,
Johnson & Smith, Attys.

MORTGAGE
(Renegotiable Rate Mortgage) BOOK

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THIS MORTGAGE is made this 22nd day of August 1980, between the Mortgagor, WESCO, 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 Thousand Dollars at an interest rate of 10% per annum (herein "Note") front corner of lots 24 and 25 and running thence with the joint line of said lots S. 27-48 E., 160.6 feet to an iron pin at the joint rear corner of lots 24 and 25; thence with the rear line of lot 25, S. 62-12 W., 104 feet to an iron pin at the joint rear corner of lots 24 and 23; thence with the joint line of lots 24 and 23, N. 27-48 W., 160 feet to an iron pin at the joint front corner of said lots, on Oakfern Drive; thence with the southern side of Oakfern Drive, N. 62-12 E., 120 feet to an iron pin, the point of beginning.

For deed into mortgagors, see deed from Edward H. Hembree Builders, Inc. dated August 22, 1980, and recorded herewith.

15th day of Jan 1983
4751
Donnie S. Tankersley
R.M.C.

FANT & FANT, ATTYS.

AUG 9 1980

FILED
GREENVILLE CO. S.C.
AUG 9 3 33 PM '80
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
28.00
1 28 112 '8

Formerly Fidelity Federal Savings and Loan Association
which has the address of Lot 24, Oakfern Drive Mauldin
S. C. 29662 (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.

JULY 1980

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