

Closing Date: 28 August 1980
(Date Instrument Delivered)

FILED
GREENVILLE CO. S.C.
SEP 4 11 44 AM '80

MORTGAGE
RENEGOTIABLE RATE NOTE
(See Rider Attached)

BOOK 1314 PAGE 104
BOOK 83 PAGE 150

THIS MORTGAGE is made this 28th day of August 1980, between the Mortgagor, Davis M. Schroeder, Jr. and Karen A. Schroeder (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S.C. 29644 (herein "Lender").

"NOTE" includes all Renewals and Amendments of the Note dated 28 August 1980 WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Seven Thousand and No/100 (\$37,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 28 August 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 1 October 2010

to an iron pin, the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagors by deed of Balentine Brothers Builders, Inc., recorded 22 April 1980, RMC Office for Greenville County, S. C., in Deed Book 1124, at Page 414.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 337, Mauldin, South Carolina 29662.

THIS 3rd DAY OF Oct 83 20195
AMERICAN FEDERAL BANK, F.S.B.
FORMERLY AMERICAN FEDERAL
SAVINGS AND LOAN ASSOCIATION
FANT & FANT, ATTYS.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
14.90

NOTICE: THIS MORTGAGE SECURES A NOTE WHICH CONTAINS PROVISIONS FOR AUTOMATIC RENEWAL OF SUCH NOTE FOR SUCCESSIVE PERIODS NOT TO EXTEND BEYOND 1 October 2010 THE INTEREST RATE AND THE PAYMENTS UNDER THE NOTE MAY CHANGE AT THE TIME OF EACH RENEWAL. A COPY OF THE PROVISIONS OF THE NOTE RELATING TO RENEWAL AND CHANGE OF INTEREST RATE AND PAYMENTS IS ATTACHED TO THIS MORTGAGE AS AN EXHIBIT.

Formerly United Federal Savings and Loan Association

which has the address of 205 Harness Trail, Simpsonville, South Carolina 29681 (Street) (City)
(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 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 policy insuring Lender's interest in the Property.

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GREENVILLE
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