

FILED
GREENVILLE, S. C.

BOOK 1510 PAGE 285
This instrument was prepared by:
John W. Howard, III
Attorney at Law

RECORDED
MORTGAGE
(Renegotiable Rate Mortgage)

THIS MORTGAGE is made this 7th day of August, 1980, between the Mortgagor, Billy R. Gasnell (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 Thirty-Two Thousand & 00/100 Dollars, which indebtedness is evidenced by Borrower's note date August 7, 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 principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2001;

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, lying and being on the south side of Forestdale Drive, County of Greenville, State of South Carolina, being known and designated as Lot 52 on a plat recorded in the RMC Office for Greenville County in Plat Book KK-193, and having, according to said plat, the following netes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Forestdale Drive, joint corner of Lots 51 and 52, and running N. 85-29 W. 70 feet to an iron pin; thence S. 4-31 W. 193.9 feet to an iron pin; thence S. 85-45 E. 70 feet to an iron pin, joint back corner of Lots 52 and 51; thence N. 4-31 E. 193.5 feet to the point of beginning, the joint front corner of Lots 52 and 51 on Forestdale Drive.

This being the same property conveyed to the Mortgagor herein by Deed of L. H. Tankersley, et al, which Deed was recorded on April 4, 1980, in the RMC Office for Greenville County in Deed Book 1123-441.

Mortgagee's address: P. O. Box 1268, Greenville, S. C. 29602

which has the address of Lot 52, Forestdale Drive Taylors
(Street) (City)
S. C. 29687 (herein "Property Address");
(See 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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