

FILED
GREENVILLE CO. S. C.

SEP 15 4 32 PM 1980 MORTGAGE

DONNIE S. TAN (RABBY) Adjustable Rate Mortgage
R.M.C.

BOOK 1515 PAGE 923

THIS MORTGAGE is made this ..12th..... day of September.... 19 ..80..... between the Mortgagor,
... FURMAN. COOPER. BUILDERS, 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 . SIXTY TWO THOUSAND FOUR HUNDRED
& 00/100 Dollars, which indebtedness is evidenced by Borrower's note date September 12, 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,
..... 2011..... ;

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 situate, lying and being
in the State of South Carolina, County of Greenville, being shown and
designated as Lot no. 25, Dellrose Circle, on plat of DREXEL TERRACE,
dated April 1, 1961, prepared by Piedmont Engineering Service, recorded
in the RMC Office for Greenville County in Plat Book QQ at page 177 and
also shown as Part Lot 25, as shown on a more recent survey of "Property
of Furman Cooper Builders, Inc.," dated September 11, 1980, prepared by
Freeland & Associates, and having, according to the more recent plat,
the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Dellrose Circle,
joint front corner of lots 25 and 26 and running thence S. 41-51 W., 200.0
feet to an iron pin; thence turning and running N. 86-59 W., 111.5 feet to
an iron pin; thence turning and running along a line of part lot 25, lot
22 and lot 23, N. 22-36 E., 172.72 feet to an iron pin; thence in a new
line, N. 65-19 E., 143.92 feet to an iron pin on Dellrose Circle; thence
with said Circle, S. 31-55 E., 90.0 feet to an iron pin, being the point
of beginning.

This being the identical property conveyed to the mortgagor by deed of
Christine K. Forester, recorded in the RMC Office for Greenville County
in Deed Book 1130 at page 773 on August 8, 1980.

In addition to and together with the monthly payments of principal and
interest under the terms of the Note secured hereby, the mortgagor promises
to pay to the mortgagee a monthly premium necessary to carry private mortgage
guaranty insurance until the principal balance reaches 80% of the original
sales price or appraisal, whichever is less. The estimated monthly premium
for the first nine years will be .02% of the original amount of the loan.
The estimated monthly premium for each year thereafter will be .01% of the
original principal balance of this loan. The mortgagee may advance this
premium and collect it as part of the debt secured by the mortgage if the
mortgagor fails to pay it.

which has the address of Dellrose Circle, Taylors, S.C., 29687.....
(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 improve-
ments 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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