

RECORDED
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NOV 19 7 AM '80
SPENCER SHERSLEY

1525 100

MORTGAGE

THIS MORTGAGE is made this 19th day of November, 1980, between the Mortgagor, F. William Rinaldi and Kathleen Rinaldi (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-eight Thousand Five Hundred and no/100 (\$28,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 19, 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 December 1, 2010.

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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as lying on the north side of Aspenwood Drive and the east side of Sellwood Circle in the Austin Township and shown as Lot No. 203 on plat of Section III, Westwood Subdivision, recorded in Plat Book 4N, page 30, RMC Office for Greenville County, South Carolina. Reference is hereby made to the aforesaid plat for a more complete description.

This conveyance is made subject to all restrictions, reservations, easements and rights-of-way of record.

Derivation: This being the property conveyed to the Mortgagors herein by deed of John H. Lawless, dated November 19, 1980, to be recorded herewith.

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DOCUMENTARY
STAMP

which has the address of 201 Aspenwood Drive, Simpsonville, S. C. (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 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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