

FILED
GREENVILLE CO. S. C.

JAN 5 3 52 PM '81

DONNIE S. TANKERSLEY
R.M.C.

This instrument was prepared by:
John W. Howard, III
Attorney at Law

RECORDED
STAMP
2523

MORTGAGE

(Renegotiable Rate Mortgage)

BOOK 1529 PAGE 745

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THIS MORTGAGE is made this 9th day of January 1981, between the Mortgagor, Harry S. Woodson, III and Pamela E. Woodson (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-Three Thousand One Hundred Dollars, which indebtedness is evidenced by Borrower's note date January 9, 1981 (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 January 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot 246 on a plat entitled "Canebrake II, Sheet 2", prepared by Arbor Engineers, Inc., dated June, 1979, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7C-41, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Trenton Lane at the joint front corner of Lots 245 and 246, and running thence with the common line of said Lots, N. 71-50 E. 130 feet to an iron pin in the line of Lot 239, joint rear corner of Lots 245 and 246; thence with the rear line of Lot 246, S. 18-10 E. 95.0 feet to an iron pin at the joint rear corner of Lots 246 and 247; thence with the common line of said Lots, S. 71-50 E. 130.0 feet to an iron pin on the northeasterly side of Trenton Lane, joint front corner of Lots 246 and 247; thence along the northeasterly side of Trenton Lane, N. 18-10 W. 95.0 feet to an iron pin, the point of beginning.

In addition to and together with the monthly payments of principal and interest under the terms of the Note secured hereby, the mortgagors promise 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 mortgagors fail to pay it.

This being the same property conveyed to the Mortgagors herein by Deed of Bob Maxwell Builders, Inc., dated January 8, 1981, which Deed is to be recorded herewith in the RMC Office for Greenville County, S. C.

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

which has the address of 107 Trenton Lane, Greer, S. C. 29651 (herein "Property Address");
(Street) (City) (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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