

GREENVILLE CO. S.C.

FILED  
GREENVILLE CO. S.C.

OCT 2 12 11 PM '80

Closing date: September 17, 1980  
(Date Instrument Delivered)

SEP 17 2 45 PM '80

DONNIE S. TANKERSLEY  
R.M.C.

**MORTGAGE**  
RENEGOTIABLE RATE NOTE  
(SEE RIDER ATTACHED)

1516-335

1518-865

73-1715

THIS MORTGAGE is made this 17th day of September, 1980, between the Mortgagor, R. L. Rucker Builder, Inc. (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 September 17, 1980 WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Six Thousand Four Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 17, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness to be paid on the 1st day of each month, beginning on the 1st day of said month, N. 44-52 W. 197.3 feet to an old iron pin at the joint rear corner of said Lots Nos. 24 and 86, N. 46-23 E. 49.6 feet to an old iron pin at the joint rear corner of Lots Nos. 23 and 24; thence with the common line of Lots Nos. 23 and 86, N. 37-59 E. 145.75 feet to a point at the joint corner of Lots Nos. 21, 23 and 86; thence with the common line of Lots Nos. 20, 21 and 86, S. 32-15 E. 217.2 feet to an old iron pin on the Northwestern side of Sagramore Lane; then with the Northwestern side of said Lane, the following courses and distances: S. 55-19 W. 70.9 feet, S. 35-54 W. 52.17 feet and S. 31-31 W. 26.8 feet to an old iron pin, the point of the beginning.

This is the same property conveyed to the mortgagor herein by deed of Camelot, Inc., dated September 16, 1980 to be recorded herewith.

NOTICE: THIS MORTGAGE SECURES A NOTE WHICH CONTAINS PROVISIONS FOR AUTOMATIC RENEWAL OF SUCH NOTE FOR SUCCESSIVE PERIODS NOT TO EXTEND BEYOND December 1, 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.

29982

DAY OF November 19 80

which has the address of Lot 86, Sagramore Lane, Holly Tree Plantation, Simpsonville, S.C.

South Carolina 29681 (herein "Property Address");  
(State and Zip Code)

BY *[Signature]*  
WITNESS *[Signature]*  
WITNESS *[Signature]*

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.

SOUTH CAROLINA—1 to 4 Family—6/75—FEMA/FILM UNIFORM INSTRUMENT

5 OCT 2 2002 80 570  
1 SE 17 80 1412

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APR 27 2001  
DONNIE S. TANKERSLEY  
R.M.C.

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