

P. O. Box 1268
Greenville, SC

FILED
GREENVILLE CO. S. C.
RILEY & RILEY
MORTGAGE 10 33 AM '79
DONNIE E. TANFERSLEY
R.M.C.

VOL 1471 PAGE 354

THIS MORTGAGE is made this 22nd day of June 19. 79., between the Mortgagor, Highlands Engineering Corp., (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirteen Thousand and No/100-- (\$13,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 22, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1984;

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 in the County of Greenville, State of South Carolina, being known and designated as Lot NO. 17 as shown on plat of WOODBERRY Subdivision, prepared by Heaner Engineering Co., Inc., dated June 12, 1979, and recorded in the RMC Office for Greenville County, S.C. on June 20, 1979 in Plat Book 7C at Page 30, reference to which plat is hereby craved for a complete metes and bounds description thereof.

THIS being the same property conveyed to the mortgagor herein by deed of Land Investments, a General Partnership, of even date, to be recorded herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
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which has the address of Lot 17, Woodberry Circle, Woodberry Subdivision, Greenville, S.C. (herein "Property Address");

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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