

P. O. Box 408
Greenville, S.C. 29602

FILED
GREENVILLE CO. S. C.

MORTGAGE

SEP 28 3 14 AM '79

THIS MORTGAGE is made this 28th day of September, 1979, between the Mortgagor, Pioneer Properties, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

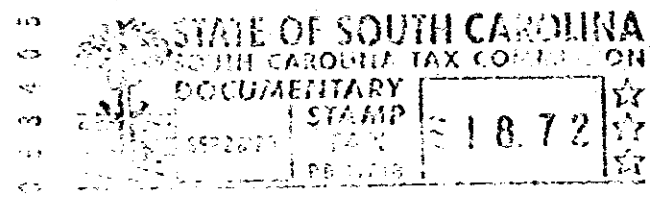
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Six Thousand Eight Hundred and No/100----- Dollars, which indebtedness is evidenced by Borrower's note dated September 28, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 situate, lying and being in Greenville County, State of South Carolina, being shown as Lot 150 on plat of Brookfield East, Section I, plat of which is recorded in the RMC Office for Greenville County in Plat Book 7 C, at page 21 and having, according to said plat, the following courses and distances, to wit:

Beginning at an iron pin on the Southern edge of Doverdale Road at the joint front corner of Lots 149 and 150 and running thence with the line of Lot 149, S. 15-58 W. 150 feet to an iron pin; thence S. 74-02 E. 88 feet to an iron pin; thence N. 15-58 E. 150 feet to an iron pin on the Southern edge of Doverdale Road; thence with Doverdale Road, N. 74-02 W. 88 feet to the point of beginning.

Being a portion of the property conveyed unto the Mortgagor herein by deed of Dee A. Smith Company, Inc. and The Vista Co., Inc., to be recorded herewith.



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which has the address of Lot 150, Doverdale Road Greenville, South Carolina 29615 (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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