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BOOK 1483 PAGE 795

## MORTGAGE

THIS MORTGAGE is made this 9th day of October, 1979, between the Mortgagor, COBB BUILDERS, INC., (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").

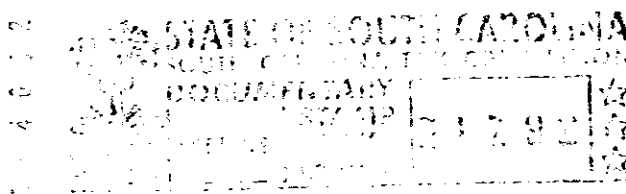
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-four Thousand Eight Hundred and No/100 (\$44,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 9, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 the buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 113 on a plat of Heritage Lakes (formerly Saddle Horse Farms Subdivision) recorded in the RMC Office for Greenville County, S. C., in Plat Book 6-H, page 15 and being shown on a more recent plat known as "Property of Cobb Builders, Inc." prepared by Carolina Surveying, dated September 4, 1979, and recorded in the RMC Office for Greenville County, S. C., in Plat Book 7R, page 42, and having, according to said more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Harness Trail, joint front corner of Lots 112 and 113 and running thence along the common line N 23-35-14 W 228.72 feet to an iron pin; thence turning and running along the rear line of property herein described N 88-02-41 E 147.60 feet to an iron pin, joint rear corner of Lots 113 and 114; thence turning and running along the common line of Lots 113 and 114 S 8-23-12 E 192.61 feet to the joint front corner of Lots 113 and 114; thence turning and running with the right of way for Harness Trail S 74-01-03 W 87.47 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Comfortable Mortgages, Inc., to be recorded herewith.



which has the address of Lot No. 113 Harness Trail, Heritage Lakes, Greenville,  
(Street) (City)  
South Carolina (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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