

GREENVILLE, S.C.
MAY 24 AM '80
MORSELEY

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Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 30th day of May, 1980 between the Mortgagor, Solesbee Enterprises, Inc. (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand and 00/100 (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 30, 1980 (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, 2000;

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 Chick Springs Township, Greenville County, State of South Carolina, within the northern corporate limits of the City of Greer, lying on the western side of Pine Street Extension, and being a part of Tract No. 10 as shown on plat entitled "Property of J. B. Burnett Estate", dated January 24, 1938, by H. S. Brockman, Surveyor, and being described according to said plat as follows:

Beginning on an iron pin on the western edge of the right of way of Pine Street Extension on the common line of Tract 9 and Tract 10, said iron pin being 51 feet from the original corner of Tract 10; thence running with the dividing line of Tracts 9 and 10 S. 85-50 W. 278 feet to a point in Morrow branch (iron pin back on line on the eastern bank of the said branch); thence up the said branch as the line S. 1-50 W. 100 feet to a point in the said branch; thence running N. 85-50 E. 278 feet to an iron pin on the western edge of the right of way of Pine Street Extension; thence with the western edge of the said right of way N. 1-50 E. 100 feet to the beginning corner, containing 27,800 square feet, more or less.

For a more full and particular description, reference is hereby specifically made to the aforesaid plat.

Said piece, parcel or lot of land was conveyed to the mortgagor herein by Ruth C. Belcher by deed dated May 30, 1980, recorded May 30, 1980, in Deed Book 1126, page 671, R.M.C. Office for Greenville County.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA
MAY 31 1980
STAMP 500.00

which has the address of 207 Pine Street Extension, Greer, (Street) (City)
SC 29651 (State and Zip Code) (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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