

S.C.
1980
WISLEY

MORTGAGE

THIS MORTGAGE is made this 30th day of JUNE, 1980, between the Mortgagor, FURMAN COOPER BUILDERS, INC., (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").

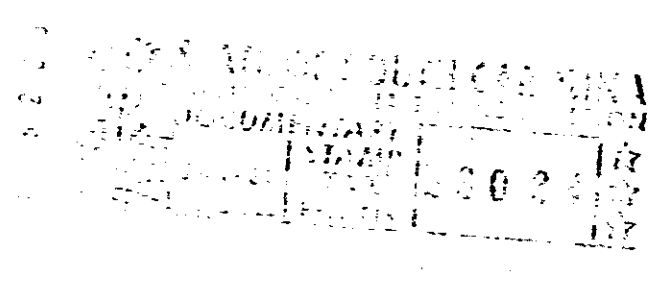
WHEREAS Borrower is indebted to Lender in the principal sum of SEVENTY-FIVE THOUSAND SIX HUNDRED AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 1980 (herein "Note"), DUE AND PAYABLE 18 MONTHS FROM DATE.

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 the State of South Carolina, County of Greenville, shown and designated as Lot no. 119 on plat of Forrester Woods, Section 7, recorded in the RMC Office for Greenville County in Plat Book 5P at page 21 and a more recent plat of Property of Furman Cooper Builders, Inc. dated June 30, 1980, prepared by Freeland & Associates, recorded in plat book 8-C at page 6, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Stoney Creek Drive, joint front corner of lots 118 and 119 and running thence N. 68-10 W., 137.6 feet to an iron pin; thence turning and running N. 19-27 E., 110.0 feet to an iron pin; thence turning and running with the common line of lots 119 and 120, S. 68-10 E., 138.5 feet to an iron pin on Stoney Creek Drive; thence with said Drive, S. 17-48 W., 65.0 feet to an iron pin; thence continuing with said Stoney Creek Drive, S. 23-00 W., 45.0 feet to an iron pin, being the point of beginning.

Being the identical property conveyed to the mortgagor by deed of Danco, Inc., to be recorded of even date herewith.



SCTO -----2 JL 1 80 1379

which has the address of Lot 119, Stoney Creek Drive, 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 seised 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.

0 6 6 9

4328 RV-2