

# MORTGAGE

THIS MORTGAGE is made this 12th day of August, 19 80,  
 between the Mortgagor, SUNBOT PROPERTIES, INC. (herein "Borrower"),  
 and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and  
 existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South  
 Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY FIVE THOUSAND SIX HUNDRED  
(\$35,600.00) Dollars, which indebtedness is evidenced by Borrower's note  
 dated August 12, 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 August 1, 2005.

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 situate lying and being in Greenville County,  
 South Carolina, known and designated as Lot No. 51 as shown on a plat of the sub-  
 division of CHESTERFIELD ESTATES, SECTION IV, recorded in the RMC Office for Green-  
 ville County in plat book 7-C page 5, and having according to said plat the following  
 metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Charlwood Avenue, the joint  
 front corner of Lots 51 & 52, and running thence with the joint line of said lots  
 N. 69-52 W. 153.10 feet to an iron pin; thence turning N. 16-42 E. 73.08 feet to  
 an iron pin joint rear corner of Lots 50 & 51; thence with the joint line of said  
 lots S. 73-03 E. 153.40 feet to an iron pin on the northwest side of Charlwood Avenue;  
 thence with the northwest side of said street S. 16-57 W. 70.59 feet to an iron pin;  
 thence continuing S. 18-07 W. 11 feet to the point of beginning.

This is the same property conveyed to mortgagor by Westminister Company, a North  
 Carolina Corporation, (same as Westminister Company, Inc.) by deed of even date here-  
 with, to be recorded.



which has the address of Route # 6 Piedmont  
[Street] [City]  
S. C. 29673 (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 improve-  
 ments 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.

