

FILED
GREENVILLE, S. C.
NOV 10 4 06 PM '83
DUNKLE & WENSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 10th day of November, 1983, between the Mortgagor, F. Towers Rice and Gatewood Builders, Inc., (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Seventy-Two Thousand and No/100 (\$72,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 10, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 10, 1984;

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 on the eastern side of Fox Ridge Pointe, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 51 of a subdivision known as Fox Ridge at Pebble Creek, Phase II, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 7X at Page 90 and, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Fox Ridge Pointe at the joint corner of Lots 51 and 52, and running thence with the joint line of said lots S. 80-48 E. 133.69 feet to an iron pin; running thence S. 3-10 W. 80 feet to an iron pin at the joint rear corner of Lots 49 and 51; running thence with the joint line of said lots and Lot 50 N. 73-06 W. 146.45 feet to an iron pin on the eastern side of Fox Ridge Pointe; running thence with the eastern side of said Pointe N. 12-06 E. 60 feet to an iron pin, point of beginning.

[Handwritten initials]

THIS is the identical property conveyed to the Mortgagor F. Towers Rice by deed of Preferred Homes, Inc. recorded in the R.M.C. Office for Greenville County September 1, 1982, in Deed Book 1173 at Page 180. The said F. Towers Rice conveyed one-half (1/2) interest in the within property to the Mortgagor Gatewood Builders, Inc., by deed to be recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
TAX
\$ 20.80

which has the address of Lot 51 Fox Ridge Pointe Taylors,
(Street) (City)
South Carolina 29687 (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 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.

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