

MORTGAGE

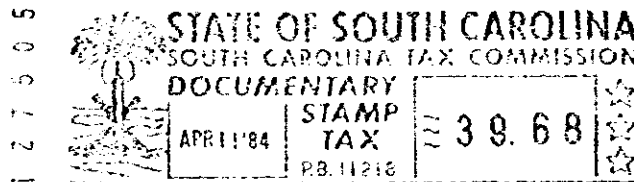
THIS MORTGAGE is made this 12th day of April, 1984, between the Mortgagor, Pyramid Construction Co., Inc., (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety nine thousand two hundred and no/100 (\$99,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 12, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 12, 1985;

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 and lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot #21 on Plat of Ashwicke Subdivision, prepared by ARbor Engineering, Inc. dated June 17, 1983, recorded in the RMC Office for Greenville, County, South Carolina in Plat Book 9W, at page 60 on December 1, 1983, reference to said Plat being hereby craved for the metes and bounds description thereof.

The above described property is the same acquired by the Mortgagor herein by deed from Pelham Road Associates, a South Carolina general partnership, recorded December 29, 1983.



5050121
OCTO -- 1 APR 12 84 1305
4.0001

which has the address of Lot #21, Ashwicke Lane, Greenville, South Carolina 29615 (City), (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.

0.853

4328 RV-23