

COMMERCIAL MORTGAGE

THIS MORTGAGE is made this 21st day of May, 1984, between the Mortgagor, Ellen S. Sanders, (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 ** SEE BELOW Dollars, which indebtedness is evidenced by Borrower's note/agreement dated May 21, 1984, (herein "Note"), said principal sum being payable as set forth in said note with interest at the rate set forth therein, with the balance of the indebtedness, if not sooner paid, due and payable on November 19, 1984, subject to future advances or renewals.

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, being shown and designated as Lot No. 12 TROLLINGWOOD SUBDIVISION according to a survey prepared by Enwright Associates dated September 30, 1971, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-R, at page 12, and having, according to a new survey prepared by Charles K. Durn and T. C. Keith Associates dated September 14, 1979, recorded in Plat Book 7-0, at page 10, such metes and bounds as are more fully shown thereon.

This is the same property conveyed to the Mortgagor by Trollingwood Realty Company by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1111, at page 773, on September 18, 1979.

** This mortgage is given as additional collateral to secure note of Prestige Builders of Greenville, Ltd. to First Federal Savings and Loan Association dated May 21, 1984, in the amount of \$450,000.00 1666-371

which has the address of Route 3 Greybridge Road Pelzer,
(Street) (City)
S. C. 29669 (herein "Property Address");
(State and Zip Code)

CHECK IF APPLICABLE: This is a second mortgage and is subject to the lien of a first mortgage executed by Ellen S. Sanders to First Federal Savings & Loan Association of record in Mortgage Book 1481 Page 134, in the Register's Office for Greenville County, South Carolina.

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, including furniture, furnishings and equipment 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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