

FILED
GREENVILLE, S.C.
JUN 21 2 37 PM '84
DENNIS H. WATSON

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MORTGAGE

THIS MORTGAGE is made this 21st day of June, 1984, between the Mortgagor, SMITH & STEELE 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").

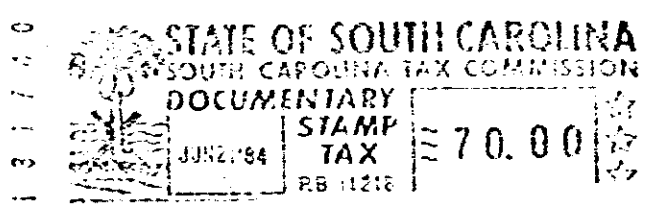
WHEREAS, Borrower is indebted to Lender in the principal sum of One hundred seventy-five thousand (\$175,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 21, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 21, 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 or lot of land, situate, lying and being in Greenville County, South Carolina, in Austin Township, School District 299, in the southern outskirts of the Town of Mauldin, being shown and designated as all of Lot No. 14 and the eastern portion of Lot No. 15 on a Plat of Subdivision of Property of C. A. Rice and Jessie M. Rice, recorded in the RMC Office for Greenville County in Plat Book J, at Page 153, and having, according to a more recent survey by Richard D. Wooten, Jr., dated June 20, 1984, recorded in the RMC Office for Greenville County in Plat Book 105, at Page 28, the following metes and bounds:

BEGINNING at an iron pin at a new right of way on East Butler Avenue, and running thence with East Butler Avenue, S 84-44-42 E, 107.51 feet to an iron pin; thence still with East Butler Avenue, S 30-44-44 E, 16.22 feet to an iron pin at the intersection of East Butler Avenue and Owens Lane (formerly Cemetery Road); thence with Owens Lane, S 20-13-35 W, 191.05 feet to an iron pin; thence still with Owens Lane, S 27-42-32 W, 155.09 feet to an iron pin; thence N 03-50-05 E, 341.12 feet to an iron pin on East Butler Avenue, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of L. Berry Woods, Jr. and T. R. Thompson, dated June 21, 1984, to be recorded simultaneously herewith:



which has the address of 7 East Butler Avenue, Mauldin, (Street) (City)
SC 29662 (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.

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