

MORTGAGE

THIS MORTGAGE is made this 1st day of June, 19 76
between the Mortgagor, PATTERSON-TAYLOR BUILDERS, INC. -----

herein "Borrower", and the Mortgagee, GREER FEDERAL
SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH
CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of --Thirty-Eight Thousand
and No/100 (\$38,000.00) ----- Dollars, which indebtedness is
evidenced by Borrower's note dated June 1, 1976 (herein "Note"), providing for monthly install-
ments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on
December 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 certain piece, parcel or lot of land situate, lying and
being on the eastern side of Phillips Lane, near the City of
Greenville, in the County of Greenville, State of South Carolina,
being known and designated as Lot No. 9 as shown on plat entitled,
"Lots 8 & 9, Section One, Quail Ridge, Property of Patterson-Taylor
Builders, Inc.", dated April, 1976, prepared by C. O. Riddle, Registered
Surveyor, recorded in the RMC Office for Greenville County in Plat
Book 5-S, Page 72 and having, according to said plat the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Phillips Lane at the
joint front corner of the premises herein described and property now
or formerly of James M. McCorkle and running thence with the line of
property now or formerly of James M. McCorkle, N. 73-37 E. 119.3 feet
to an iron pin at the corner of property now or formerly of Patterson-
Taylor Builders, Inc.; thence with property now or formerly of
Patterson-Taylor Builders, Inc., the following courses and distances:
N. 35-18 E. 72 feet to an iron pin; thence N. 8-40 W. 61 feet to an
iron pin at the joint rear corner of Lots 8 and 9; thence with the
line of Lot 8 S. 72-03 E. 180.5 feet to an iron pin on the eastern
side of Phillips Lane at the joint front corner of Lots 8 and 9 and
thence with the eastern side of Phillips Lane S. 14-25 E. 100 feet
to the point of beginning.

5.15.20



which has the address of

(Street)

(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 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 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.