12 FU 180

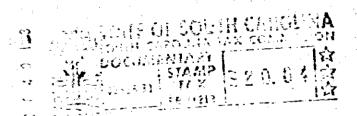
MORTGAGE

THIS MORTGAGE is made this _	25th	_day ofJune	<u> </u>	 ,
19_80, between the Mortgagor,	Premier Investment	Co., Inc. ar	id Joint Ver	atures.
<u>Inc.</u>	, (herein "Borrower"),	and the Mortga	agee, First Fed	ieral
Savings and Loan Association, a cor	poration organized and exist	ting under the laws	of the United St	ates
of America, whose address is 301 Co	ollege Street, Greenville, Sou	ith Carolina (herei	n "Lender").	
	-		•	

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 ________, State of South Carolina:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 53 on plat of Edwards Forest, Section V, recorded in Plat Book 4X at page 50 and having such courses and distances as will appear by reference to said plat.

Being a portion of the property conveyed by Joint Ventures, Inc. by deed recorded December 14, 1978 in Deed Book 1093 at page 703.



which has the address of Lot 53 Tanner Road, Taylors, S. C. 29687

(State and Zip Code) (herein "Property Address");

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.

SOUTH CAROLINA - 1 to 4 Family-6 75-FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para, 24)

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