

SOUTH CAROLINA
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MORTGAGE
GREENVILLE COUNTY, S. C.

THIS MORTGAGE is made this 16th day of March, 1979, between the Mortgagor, DAVIDSON ENTERPRISES, INC., (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 THIRTY SEVEN THOUSAND, SIX HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 16, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2010.....;

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 piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the northeastern corner of the intersection of Hackamore Court with Percheron Place, in Greenville County, South Carolina, being known and designated as Lot No. 98 as shown on a plat entitled, HERITAGE LAKES subdivision, made by Heaner Engineering Co., Inc., Surveyor, dated March 11, 1974, revised August 20, 1976, and October 20, 1977, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 6-H at page 18, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Hackamore Court at the joint corners of Lots Nos. 98 and 99; and running thence along the common line of said lots, S. 69-39-11 E., 216.13 feet to an iron pin; thence S. 09-41-25 W., 67.84 feet to an iron pin on the northern side of Percheron Place; thence with the curve of the northern side of Percheron Place, the chord of which is: N. 86-13-01 W., 120.27 feet to an iron pin; thence continuing along the northern side of said street, S. 87-52-34 W., 60.00 feet to an iron pin; thence with the curve of the intersection of Percheron Place, and Hackamore Court, the chord of which is: N. 47-07-26 W., 35.36 feet to an iron pin on the eastern side of Hackamore Court; thence along the eastern side of Hackamore Court, N. 02-07-27 W., 17.0 feet to an iron pin; thence with the curve of the eastern side of said street, N. 09-06-41 E., 96.49 feet to an iron pin, the point of BEGINNING.

The above property is the same conveyed to the mortgagor herein by deed of Comfortable Mortgages, Inc. recorded December 29, 1978 in Deed Book 1094 at page 469, R. M. C. Office for Greenville County, South Carolina.

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which has the address of Lot No. 98, Heritage Lakes, Hackamore Court,
(Street) (City)
Greenville, S. C. 29615 (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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