

FILED
GREENVILLE CO. S. C.
MORTGAGE
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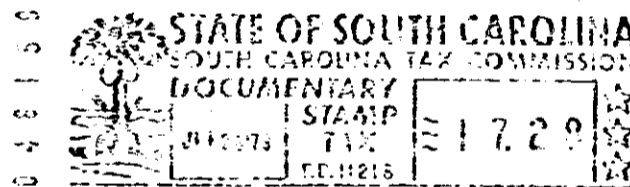
THIS MORTGAGE DONNIE S. TANKERSLEY 2nd day of JUNE 1979, between the Mortgagor, DAVIDSON-VAUGHN, a general partnership (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, U.S.A., whose address is P.O. BOX 10148, GREENVILLE, SOUTH CAROLINA, 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-THREE THOUSAND TWO HUNDRED AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated JUNE 22, 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 APRIL 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 certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in Greenville County, South Carolina, and being shown and designated as Lot 71 on plat of Verdin Estates, dated September 21, 1972, prepared by C. O. Riddle, recorded in the RMC Office for Greenville County in Plat Book 4-R at pages 34 and 35, reference to which is hereby made for a metes and bounds description thereof.

This is the same property conveyed to the mortgagor by deed of Juster Enterprises, Inc. to be recorded of even date herewith.



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which has the address of Lot 71, Verdin Estates (Street) (City) (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 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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