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MORTGAGE

BOOK 1483 PAGE 582

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THIS MORTGAGE is made this 5th day of October 1979, between the Mortgagor, Dee Smith Company, Inc.

(herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States whose address is P. O. Box 10148, Greenville, S. C. 29603 (herein "Lender").

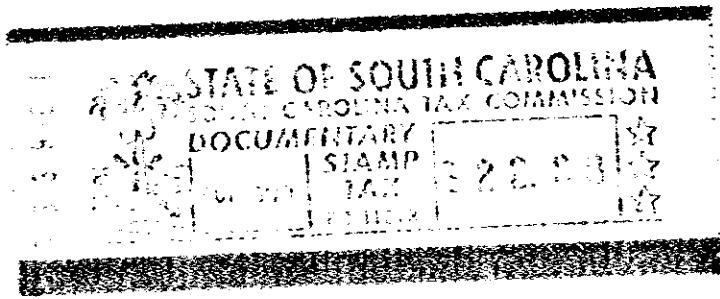
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-six Thousand Seven Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 5, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 in the County of Greenville, State of South Carolina, being known and designated as Lot 156 on plat of Devenger Place, Section 10, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-C, at page 6, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Bloomfield Lane, joint front corner of Lots 155 and 156 and running thence with the common line of said lots S. 88-49 E. 160 feet to a point, joint rear corner of said lots; thence with the rear line of Lot 156 S. 1-11 W. 85 feet to a point, joint rear corner of Lots 156 and 157; thence with the common line of said lots N. 88-49 W. 160 feet to a point, joint front corner of said lots; thence with Bloomfield Lane N. 1-11 E. 85 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by Devenger Road Land Company by deed of even date recorded herewith.



which has the address of Route 4 Bloomfield Lane, Greer, S. C. 29651 (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.

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