

FILED S.C.
OCT 30 PM '79
GREENVILLE
SHERSLEY

MORTGAGE

REC-1184 PAGE 888

THIS MORTGAGE is made this 18th day of October 1979, between the Mortgagor, B & W Properties, a General Partnership (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

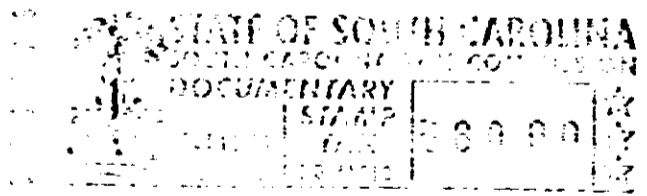
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Fifty Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated October 18, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1999;

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 tract of land, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, and on the western side of Parkins Mill Road, approximately 288.70 feet from said road, and having, according to a plat prepared by T. H. Walker, Jr., R.L.S., dated February 17, 1978, entitled "Property of B & W Properties" and recorded in the R.M.C. Office for Greenville County in Plat Book 6-Q at Page 6, has the following metes and bounds, to-wit:

BEGINNING at an iron pin 25.1 feet from an old railroad spike in the center of Nursery Road at the joint corner of this tract and property now or formerly of Martin and running thence with the joint line of said property N. 14-27 E. 329.85 feet to an iron pin on the Southern edge of a road; running thence along the Southern side of said road, S. 81-19 E. 118 feet to an old iron pin; running thence N. 83-10 E. 39.18 feet to an iron pin in said road; running thence along the line of property now or formerly of Miner Saw Works, Inc., S. 7-17 E. 229.2 feet to an iron pin; running thence S. 73-32 W. 278.4 feet to an iron pin, the point and place of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Minor Saw Works, Inc. dated April 14, 1978, and recorded in the R.M.C. Office for Greenville County in Deed Book 1078 at Page 947.



which has the address of Nursery Road, Mauldin, S.C. (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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