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GREENVILLE CO. S. C.

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DONN E. S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 4th day of September, 1980, between the Mortgagor, THREATT 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").

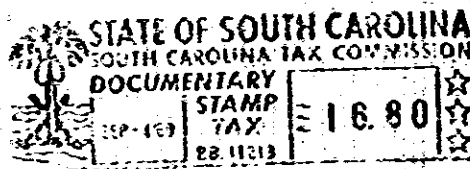
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY TWO AND NO/100--- (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 4, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1981.....;

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 lot of land situate on the eastern side of Strange Road in the County of Greenville, State of South Carolina, being shown as Lot No. 1 on a plat of Gray Fox Run Subdivision dated November 6, 1975, prepared by C. O. Riddle, recorded in Plat Book 5P at page 16 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Strange Road at the joint front corner of Lots 1 and 2 and running thence with Lot No. 2, S. 83-09 E., 178.4 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence with Lot No. 9 and Lot No. 10, S. 9-33 W., 105.9 feet to an iron pin at the joint rear corner of Lots 1 and 10; thence N. 75-19 W., 175 feet to an iron pin on Strange Road; thence with said Strange Road, N. 6-51 E., 82 feet to the point of beginning.

This is a portion of that property conveyed to Threatt Enterprises, Inc. by Deed of Clyde N. Strange, recorded on November 13, 1974 in Deed Book 1010 at page 237 in the RMC Office for Greenville County. The mortgagor herein is the legal successor to Threatt Maxwell Enterprises, Inc.



LOVE, THORNTON, ALLEN & THOMPSON  
FILE # 122476  
N. Owner Threatt Ent.  
E. R. E. J.

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which has the address of Lot No. 1, Strange Road (Gray Fox Run Subd.) Taylors, (City)  
S. C. 29687 (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 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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