

Post Office Drawer 408
Greenville, S.C. 29602

GREENVILLE
SOUTH CAROLINA
OCT 21 2 23 PM '80
TOWERS RICE
TURNER
TOWERS RICE

BOOK 1521 PAGE 509

MORTGAGE

THIS MORTGAGE is made this 21st day of October,
1980, between the Mortgagor, PREFERRED HOMES, 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 Fifty-Two Thousand Four
Hundred and No/100 (\$52,400.00) Dollars, which indebtedness is evidenced by Borrower's
note dated October 21, 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 September 1, 2011.

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 situate, lying and being
on the Southwestern side of Woodgreen Drive, in the Town of
Mauldin, County of Greenville, State of South Carolina, and known
and designated as Lot No. 29 of a Subdivision known as Meadowood,
plat of which is recorded in the R.M.C. Office for Greenville
County in Plat Book 4-N at Page 25, and, according to said plat,
has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Woodgreen
Drive, at the joint front corner of Lots Nos. 28 and 29, and
running thence with the joint line of said Lots S. 54-43 W. 160
feet to an iron pin; running thence N. 35-17 W. 100 feet to an
iron pin at the joint rear corner of Lots Nos. 29 and 30; running
thence with the joint line of said Lots N. 54-43 E. 160 feet to
an iron pin on the Southwestern side of Woodgreen Drive; running
thence with the Southwestern side of said Drive S. 35-17 E. 100
feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagor herein
by Frank Towers Rice and Greg L. Turner by Deed recorded simul-
taneously herewith.

THE WITHIN RENEGOTIABLE RATE MORTGAGE IS MODIFIED BY THE TERMS
AND CONDITIONS OF THE ATTACHED RENEGOTIABLE RATE MORTGAGE RIDER
WHICH IS ATTACHED HERETO AND MADE A PART OF THIS MORTGAGE
INSTRUMENT.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 20.96

which has the address of Woodgreen Drive, Meadowood, Mauldin,
(Street) (City)

South Carolina 29662 (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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