

Post Office Box 408  
Greenville, S. C. 29602

FILED  
GREENVILLE, S. C.

BOOK 1528 PAGE 787

DEC 5 4 00 PM '80

**MORTGAGE**

THIS MORTGAGE is made this 5th day of December,  
1980 between the Mortgagor, Nelms Brothers Builders, 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 Sixty Eight Thousand  
and no/100 Dollars, which indebtedness is evidenced by Borrower's  
note dated December 5, 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  
November 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 lying in the State of South  
Carolina, County of Greenville, shown as Lot 98 on plat of Pine  
Brook Forest, Section 1, recorded in Plat Book 4X at page 48 and  
having such courses and distances as will appear by reference to  
said plat.

Being the same property conveyed by Francis P. and Alice W. Opperman  
by deed recorded November 21, 1979 in Deed Book 1116 at page 189.

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.

SOUTH CAROLINA  
REVENUE AND TAX COMMISSION  
DOCUMENTARY  
STAMP  
\$ 27.20

which has the address of Lot 98 White Oak Drive, Greenville, S. C.,  
(Street) (City)  
(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.

0.787

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