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GREENVILLE CO. S. C.

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MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 13th day of January 1981, between the Mortgagor, B. and D. Development Corporation of Landrum (herein "Borrower"), and the Mortgagee, FIRST STATE SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 305 North Church St., SPARTANBURG, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten thousand Dollars, which indebtedness is evidenced by Borrower's note dated January 13, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2001

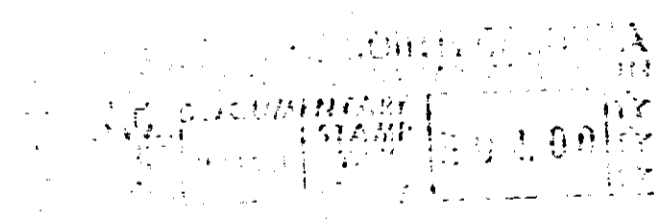
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 ~~SPARTANBURG~~ GREENVILLE, State of South Carolina:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Lake Lanier Subdivision, Glassy Mountain Township, on the West side of East Lake Shore Drive and being more particularly described as follows:

BEGINNING at an iron pin on the West side of East Lake Shore Drive (said iron pin bearing S. 26-21 W. 45.3 feet from the front corner of lot 139 and lot 140) and running thence along the edge of East Lake Shore Drive, S. 49-09 E. 24.5 feet to an iron pin; thence S. 45-25 W. 23 feet to an iron pin at the edge of the waters of Lake Lanier; thence along the edge of the waters of Lake Lanier N. 44-59 W. 25.8 feet to an iron pin; N. 48-56 E. 22 feet to an iron pin, being the point of beginning. For a more particular description reference is hereby made to a plat made for Tryon Development Company by George Kershaw, C. E. dated 1925 and duly recorded in the R.M.C. Office for Greenville County; also reference is made to plat made for Lanier Realty Company by J. Q. Bruce, Reg. Sur. dated July 15, 1958.

DERIVATION: See deed of D. Vincent Duncan to William McB. Wood and Nancy C. Wood as recorded October 23, 1974, in Deed Book 1009 at Page 72 in the R.M.C. Office for Greenville County, South Carolina.

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements and rights-of-way, of record, if any, affecting the above described property.



which has the address of East Lake Shore Drive, Lake Lanier Subdivision, Glassy Mountain, Greenville County (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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