

FILED  
GREENVILLE CO. S. C.  
FEB 17 1 48 PM '81  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1532 PAGE 680

## MORTGAGE

THIS MORTGAGE is made this 13th day of February,  
1981, between the Mortgagor, HOLLYTON, 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-three Thousand Six  
Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's  
note dated February 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 March 1, 2010.....;

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, with all buildings and improvements, situate,  
lying and being on the southern side of Gray Fox Square, in Greenville County, South  
Carolina, being shown and designated as Lot No. 42 on a plat of GRAY FOX RUN, SECTION  
I, made by C. O. Riddle, Surveyor, dated November 6, 1976, revised March 4, 1976,  
recorded in the RMC Office for Greenville County, S. C., in Plat Book 5-P, page 9,  
as revised in Plat Book 5-P, page 16, and having according to said plat the following  
metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Gray Fox Square at the joint front  
corners of Lots Nos. 41 and 42 and running thence with the common line of said lots,  
S. 5-57 E., 137.6 feet to an iron pin; thence N. 82-57 E., 129.7 feet to an iron pin  
at the joint rear corners of Lots Nos. 42 and 43; thence with the common line of  
said lots, N. 23-30 W., 154.8 feet to an iron pin on Gray Fox Square; thence along  
the southern side of Gray Fox Square, S. 75-22 W. 83.9 feet to the point of beginning.

The above property is the same conveyed to the Mortgagor by deed of Johnny R. Laird,  
Jr. and Jenvia B. Laird of even date to be recorded simultaneously herewith.

which has the address of 304 Gray Fox Square Taylors,  
(Street) (City)  
South Carolina 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 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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