

Mortgagee's mailing address: 301 College Street
Greenville, S. C.

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SOUTH CAROLINA

BOOK 1542 PAGE 916

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MORTGAGE

JOHN W. HANERSLEY
R.M.C.

THIS MORTGAGE is made this 1st day of June 1981, between the Mortgagor, Davidson-Vaughn, a South Carolina Partnership, (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 Ninety Eight Thousand, Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 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 June 1, 1982;

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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 30 of a subdivision known as Pebble Creek, Phase IV, Section II, as shown on plat thereof prepared by Loudon C. Hoffman Associates, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 7-C at Page 47, and having, according to said plat, such metes and bounds as appears thereon.

This being the same property conveyed to the Mortgagors herein by deed of Pebblepart, Ltd., a South Carolina Limited Partnership recorded on April 13, 1981 in the RMC Office for Greenville County in Deed Vol. 1146 at Page 318.

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which has the address of Lot 30, Pebble Creek Taylors,
(Street) (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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