

Dec 10 10 55 AM '81  
MORTGAGE  
MERSLEY

# MORTGAGE

THIS MORTGAGE is made this 3rd day of December, 1981, between the Mortgagor, Threatt Enterprises, Inc. (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Five Thousand Five Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated December 3, 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 December 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 lot of land situate on the northerly side of Georgetown Circle in the County of Greenville, State of South Carolina, being shown as Lot No. 30 on a plat of Eastgate Village Subdivision recorded in the Office of the RMC for Greenville County in Plat Book 4-X at Page 31 and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northerly side of Georgetown Circle at the joint front corner of Lots 29 and 30 and running thence with Lot 29 N 18-18 W 160.8 feet to an iron pin at the joint rear corner of Lots 29 and 30; thence S 63-18 E 173.8 feet to an iron pin at the joint rear corner of Lots 30 and 31; thence with Lot 31 S 27-07 W 67.2 feet to an iron pin on Georgetown Circle; thence with said Circle the following courses and distances to-wit: N 81-27 W 35 feet, S 57-34 W 35 feet, and S 85-00 W 10 feet to the point of beginning.

This is a portion of the property conveyed to the Mortgagor by deed of C. Lee Dillard, Trustee, recorded in the Office of the RMC for Greenville County on August 25, 1972 in Deed Book 953 at Page 222. Also see deed of Nancy Dillard Travis recorded in the Office of the RMC for Greenville County on August 25, 1972 in Deed Book 953 at Page 223. The mortgagor herein is the legal successor to Threatt-Maxwell Enterprises, Inc.

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
DEC-3-81  
10.20

LOVE, TROBENSON, ARNOLD & THOMASON  
FILE # 28026/47.0m<sup>2</sup> Rec. 111  
B. Order Threatt Enterprises  
BOOK 1538.13-1-30

which has the address of Lot 30 Georgetown Circle Greenville S.C.,  
[Street] [City]  
29607 (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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