

GR: 20 S.C.

BOOK 1535 PAGE 591

MAR 11 10 52 AM '82

MORTGAGE

SONNENBERG SNEYD & COMPANY
R.M.C.

THIS MORTGAGE is made this 10th day of March, 1982, between the Mortgagor, SMITH & STEELE BUILDERS, INC., (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

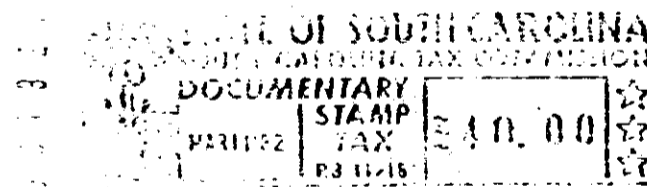
WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED THOUSAND and no/100 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 10, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1983;

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, in the City of Greenville, containing 0.497 acres, more or less, as shown on Plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8-P, Page 46, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the western side of the right of way of Henderson Road, a joint corner of subject lot and Lot 12-A, thence along the common line of the two said lots, N. 73-00 W. 219.6 feet to an iron pin; thence along the line of property owned by Frank Spears N. 35-16 E. 33.0 feet to an iron pin; thence N. 38-52 W. 107.76 feet, more or less, to an iron pin; thence S. 76-53 W. 221.68 feet to an iron pin located on the western edge of the right of way of Henderson Road; thence along said right of way S. 2-00 E. 115.75 feet to an iron pin, the point and place of beginning.

The above described property is a portion of the same property conveyed to Smith & Steele Builders, Inc., by deed of Doris Brannock Jennings dated December 15, 1981, and recorded in the RMC Office for Greenville County, South Carolina, on January 6, 1982, in Deed Book 1160, Page 673.



which has the address of Henderson Road, Greenville, South Carolina 29607,
(Street) (City)

(State and Zip Code) (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.

GC10 - 3 MAR 11 82 021

4.0000

1059

4328 RV-20