

FILED
GREENVILLE CO. S. C.

MAR 1 3 41 PM '83

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this twenty-eighth day of February,
1983, between the Mortgagor, F. Towers Rice,
(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 Three Hundred Fifty
Thousand and No/100 (\$350,000.00) Dollars, which indebtedness is evidenced by Borrower's
note dated February 28, 1983, (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
28, 1986.....;

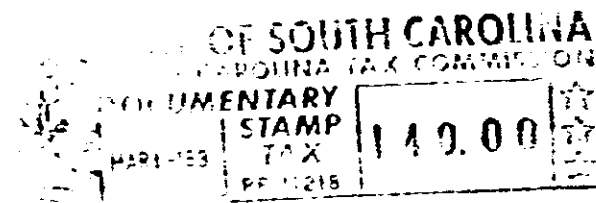
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein
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 those pieces, parcels or lots of land situate, lying and being in the
County of Greenville, State of South Carolina, and shown and designated as
Lots Nos. 20 and 22 through 61 of a subdivision known as Fox Ridge at
Pebble Creek, Phase II, plat of which is recorded in the R.M.C. Office for
Greenville County in Plat Book 8-I at Page 2; said lots having such metes
and bounds as shown thereon.

These are all of the lots in said subdivision, excluding Lot 21.

THIS is the identical property conveyed to the Mortgagor herein by deed of
Preferred Homes, Inc. dated August 31, 1982, and recorded in the R.M.C. Office
for Greenville County September 1, 1982, in Deed Book 1173 at Page 180.

THE Mortgagee herein agrees to release lots upon the payment of \$12,000.00
per lot.



which has the address of _____
(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 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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