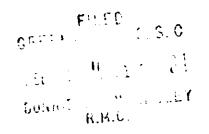
""



MORTGAGE

THIS MORTGAGE is made this 19 <u>84</u> , between the Mortgagor,	31st Prestige B	Builders of G	day of reenville,	January ,
Savings and Loan Association of So the United States of America, who "Lender").	outh Carolina	, (herein "Borro a. a corporation	ower"), and t organized a	ne Mortgagee, First Federal nd existing under the laws of
WHEREAS, Borrower is indebted Thousand and No/100 note dated <u>January 31, 1984</u> and interest, with the balance of the January 31, 1985;	(herein "	Dollars, which i 'Note"), providii	indebtednes: ng for montl	s is evidenced by Borrower s ily installments of principal
TO SECURE to Lender (a) the rethereon, the payment of all other suithe security of this Mortgage, and the contained, and (b) the repayment of Lender pursuant to paragraph 21 higrant and convey to Lender and Lender the County of Green	ms, with inte he performar of any future nereof (hereir der's success	rest thereon, adv nce of the covent e advances, with n "Future Advan sors and assigns	vanced in ac ants and agn interest th nces"), Borr sthe followin	cordance herewith to protect reements of Borrower herein ereon, made to Borrower by ower does hereby mortgage, ig described property located
ALL that piece, parcel or South Carolina, County of of a subdivision known as Office for Greenville Coun reference to which is here	Greenville, CLUB FOREST ty, South (, being known T as shown on Carolina, in	and desig plat reco Plat Book	nated as Lot No. 23 orded in the RM.C. 9-F, at page 15,

This is the same property conveyed to the Mortgagor by College Properties, Inc. by deed of even date, recorded herewith.

CONTRACTOR OF STAMP O

which has the address of Lot 23 Club Forest Lane Greenville (City)

S. C. 29605 (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.

SOUTH CAROLINA - 1 to 4 Family-6/75-FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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bounds.

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