

GREENVILLE, S.C. FILED  
FEB 15 1984  
**ADJUSTABLE MORTGAGE**

ALL REFERENCES TO SOUTH CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION MEAN SOUTH CAROLINA FEDERAL SAVINGS BANK.

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THIS MORTGAGE is made this 14th day of February 1984, between the Mortgagor, B & H, A PARTNERSHIP (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

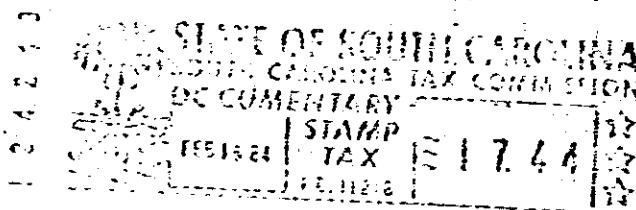
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Three Thousand Six Hundred and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 14, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2014

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 unit, situate, lying and being on Village Court, in the City of Greer, County of Greenville, State of South Carolina, being known and designated as Unit 4-A of The Village Townhouses No. 4, Horizontal Property Regime, as is more fully described in Master Deed dated June 10, 1983, and recorded in the RMC Office for Greenville County, S. C., in Deed Book 1190 at Pages 119-159, and further shown on survey and plot plan entitled "Village Greer", dated July 30, 1980, prepared by R. B. Bruce, Surveyor, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 7-X at Page 39 on September 10, 1980.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Williams Street Development Corporation, dated February 14, 1984 and recorded in the RMC Office for Greenville County of even date herewith.

THE mailing address of the Mortgagee herein is P. O. Box 10797, Greenville, South Carolina 29603.



which has the address of Unit 4-A, Village Townhouses, 113 Village Court, Greer, South Carolina 29651 (herein "Property Address");

U 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.