

REC'D
MAR 29 3 59 PM '84
DOHN...
REVERSE
MORTGAGE

THIS MORTGAGE is made this 29th day of March, 1984, between the Mortgagor, FOXFIRE PROPERTIES, 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 TWENTY-ONE THOUSAND SIX HUNDRED (\$121,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 29, 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 one year from date.....;

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, with the buildings and improvements thereon, lying and being on the southwesterly side of Sweetwater Road near the City of Greenville, S.C., being known and designated as Lot No. 463 on plat entitled "Map 2, Section 2, Sugar Creek", as recorded in the RMC Office for Greenville County, S.C., in Plat Book 7-X at Page 19, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Sweetwater Road, said pin being the joint front corner of Lots 463 and 464, and running thence with the southwesterly side of Sweetwater Road on a curve, the chord of which is N. 15-09-38 W., 51.35 feet to an iron pin; thence continuing with said road on a curve, the chord of which is N. 4-58-13 W., 35.36 feet to an iron pin; thence continuing with said road N. 25-40-37 W. 6.84 feet to an iron pin, the joint corner of Lots 462 and 463; thence with the common line of said lots S. 64-19-24 W. 162.55 feet to an iron pin, the joint rear corner of Lots 462 and 463; thence S. 31-45-02 E. 138 feet to an iron pin, the joint rear corner of Lots 463 and 464; thence with the common line of said lots N. 43-56-44 E. 134.49 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of John Cothran Company, Inc., a South Carolina Corporation, M. Graham Proffitt, III, and Ellis L. Darby, Jr., dated March 28, 1984, to be recorded of even date herewith.

STATE OF SOUTH CAROLINA
RECORDS & DEEDS TAX COMMISSION
DOCUMENTARY
STAMP TAX
\$ 48.64

which has the address of 422 Sweetwater Road, Greer, (City)
S. C. 29651 (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 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.

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