

GREENVILLE, S.C.
OCT 1 4 53 PM '84

MORTGAGE

VOL 1684 PAGE 07

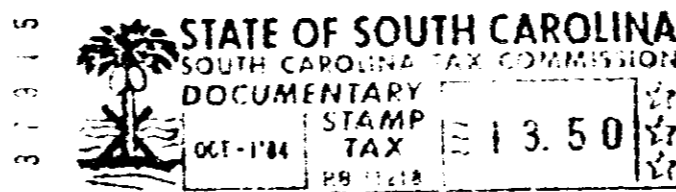
THIS MORTGAGE is made this 28th day of September 1984, between the Mortgagor, Three "S" Enterprises, a S. C. General Partnership (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, S. C., a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Five Thousand and no/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 28, 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 October 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 lot of land situate, lying and being in Greenville County, South Carolina fronting on Stanley Drive near the Saluda Dam Road, and being particularly shown and described as Lot No. 4 on a plat of Lakewood on the Saluda, Revision of Lots of 4, 5, 6, 30 and 31 by W. R. Williams, Jr., Engineer and Surveyor, dated February 10, 1984, and recorded in the Greenville County RMC Office in Plat Book 9W at Page 88, and reference to said plat is hereby made for a more particular metes and bounds description thereof.

This is a portion of the same property conveyed to Mortgagor by deed of T. Walter Brashier, recorded February 24, 1984, in the Greenville County RMC Office in Deed Book 1206 at Page 824.



which has the address of Lot 4, Stanley Drive, Greenville, South Carolina, (Street) (City)
(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 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.

1684

1684