

I. H. Philpot, Jr.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

SMITH & STEELE BUILDERS, INC

to

SECURITY FEDERAL SAVINGS  
AND LOAN ASSOCIATION OF  
SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

FILED  
GREENVILLE CO. S.C.

NOV 30 4 26 PM '84

DONNIE S. TANKERSLEY  
R.M.C.

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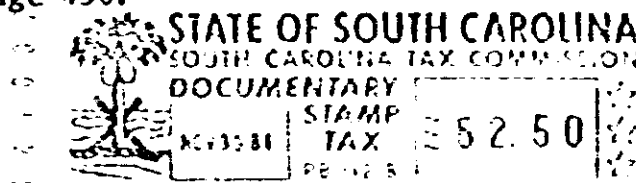
### MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on November 30,  
19 84. The mortgagor is SMITH & STEELE BUILDERS, INC.  
 ("Borrower"). This Security Instrument is given to SECURITY FEDERAL  
SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA, which is organized and existing  
 under the laws of the United States of America, and whose address is P. O. Box 10645,  
Greenville, South Carolina 29603 ("Lender").  
 Borrower owes Lender the principal sum of ONE HUNDRED SEVENTY-FIVE THOUSAND  
Dollars (U.S. \$ 175,000.00). This debt is evidenced by Borrower's note  
 dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not  
 paid earlier, due and payable on January 1, 1995. This Security Instrument  
 secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and  
 modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this  
 Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and  
 the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and  
 assigns the following described property located in Greenville County, South Carolina:

ALL that certain piece, parcel, or lot of land, situate, lying and being in School District 299, Austin Township, Greenville County, South Carolina, in the southern outskirts of the Town of Mauldin, being shown and designated as all of Lot No. 14 and the eastern portion of Lot No. 15 on a Plat of Subdivision of Property of C. A. Rice and Jessie M. Rice, recorded in the RMC Office for Greenville County in Plat Book J, at Page 153, and having, according to a more recent survey by Richard D. Wooten, Jr., dated June 20, 1984, recorded in Plat Book 10-S, at Page 28, the following metes and bounds:

BEGINNING at an iron pin at a new right of way on East Butler Avenue, and running thence with East Butler Avenue, S 84-44-42 E, 107.51 feet to an iron pin; thence still with East Butler Avenue, S 30-44-44 E, 16.22 feet to an iron pin at the intersection of East Butler Avenue and Owens Lane (formerly Cemetery Road); thence with Owens Lane, S 20-13-35 W, 191.05 feet to an iron pin; thence still with Owens Lane, S 27-42-32 W, 155.09 feet to an iron pin; thence N 03-50-05 E, 341.12 feet to an iron pin on East Butler Avenue, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of L. Berry Woods, Jr. and T. R. Thompson, dated and recorded June 21, 1984, in Deed Book 1215, at Page 450.



which has the address of 7 East Butler Avenue, Mauldin  
[Street] [City]  
 South Carolina 29662 ("Property Address");  
[Zip Code]

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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