

301 College Street  
Greenville, S. C. 29601

FILED  
GREENVILLE CO. S. C.

APR 4 12 18 PM '79

DONNIE S. TANKERSLEY  
R.H.C.

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### MORTGAGE

THIS MORTGAGE is made this 3rd day of April, 1979, between the Mortgagor, F. Towers Rice, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Thirty-seven Thousand Five Hundred Fifty and no/100- Dollars, which indebtedness is evidenced by Borrower's note dated April 3, 1979, (herein "Note"), providing for monthly installments of principal feet to an iron pin at the joint rear corner of lots 102 and 103; running thence with the joint line of said lot S. 8-37 E. 139.1 feet to an iron pin on the northern side of Pine Oak Way; running thence with the northern side of said Street S. 84-44 W. 45 feet; S. 79-18 W. 35 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of United Builders, Inc., to be recorded herewith.

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GREENVILLE CO. S.C.  
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which has the address of Lot 101 Peppertree, Greenville, South Carolina (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 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.

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

*Cancelled*  
*United Builders, Inc.*  
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SOUTH CAROLINA  
DOCUMENTARY STAMP  
15.04  
PP. 11218

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