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JAN 16 4 42 PM '81  
SONNIE S. TANKERSLEY  
R.M.C.

BOOK 75 PAGE 1295  
BOOK 1530 PAGE 347

Post Office Drawer 408  
Greenville, S.C. 29602

### MORTGAGE LONG, BLACK & GASTON

THIS MORTGAGE is made this 16th day of January, 1981, between the Mortgagor, PREFERRED HOMES, INC. (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 Sixty-Eight Thousand Eight Hundred and No/100 (\$68,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 16, 1981 (herein "Note"), providing for monthly installments of principal and interest, the balance of the indebtedness, if not sooner paid, due and payable on December 31, joint line of said lots S. 82-19 W. 145 feet to an iron pin on the eastern side of Kindlin Way; running thence with the eastern side of said Way 7-41 W. 70 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagor herein by United Development Services, Inc. by Deed recorded simultaneously herewith.

The within Renegotiable Rate Mortgage is modified by the terms and conditions of the attached Penegotiable Rate Mortgage Rider which is attached hereto and made a part of this mortgage instrument.

RECORDED  
NOV 10 11 40 AM '81  
SONNIE S. TANKERSLEY  
R.M.C.

LONG, BLACK & GASTON  
NOV 10 1981  
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11613  
SONNIE S. TANKERSLEY  
R.M.C.

which has the address of Lot 18, Kindlin Way, Fox Ridge at Pebble Creek, Taylors, South Carolina 29687 (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.

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