

Post Office Box C, Greenville, S. C. 29602

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FILED  
GRF... CO. S. C.  
MAR 31 4 29 PM '81  
DORRIS E. TANKERSLEY  
R.N.C.

### MORTGAGE (Construction)

THIS MORTGAGE is made this 30th day of March 1981, between the Mortgagor, PREMIER INVESTMENT CO., INC. (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-four thousand and 00/100 (64,000.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated March 30, 1981 (herein "Note").  
Being a portion of the property conveyed by Quail Ridge Properties by deed recorded in Deed Book 1113 at page 546 on October 15, 1979.

NO 11 82  
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*Handwritten signatures and notes:*  
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John G. Cheros, Attorney  
11531

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Derivation:

which has the address of Lot 31 Quail Ridge,  
South Carolina (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, all fixtures now or hereafter attached to the property, and all appliances, building materials, and other moveables placed in or upon the property if the same were paid for, or were intended to be paid for, from the proceeds of this loan, 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 are herein referred to as the "Property."

4.18CT

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 demand, 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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