

FILED
GREENVILLE CO. S. C.

FEB 20 2 51 PM '79

CONNIE S. TAYLORSLEY
R.M.C.

BOOK 1457 PAGE 863

MORTGAGE

THIS MORTGAGE is made this 20th day of February, 1979, between the Mortgagor, Davidson Enterprises, 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 Forty-two Thousand Seven Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 20, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2010.....;

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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northeastern corner of the intersection of Crown Point Court with Kings Mountain Drive in Greenville County, South Carolina being shown and designated as Lot No. 85 on a plat entitled CANEBRAKE, I, made by Enwright Associates dated August 18, 1975, revised October 6, 1975, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5-D at Page 96 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Crown Point Court at the joint corner of lots nos. 85 and 86 and running thence with the curve of the eastern side of Crown Point Court the chord of which is S. 26-31 W. 85.4 feet to an iron pin; thence with the curve of the eastern side of Crown Point Court the chord of which is S. 12-53 E. 25 feet to an iron pin; thence with the curve of the intersection of Crown Point Court with Kings Mountain Drive the chord of which is S. 65-57 E. 33.41 feet to an iron pin on the northern side of Kings Mountain Drive; thence along the curve of the northern side of Kings Mountain Drive the chord of which is N. 70-48 E. 139.94 feet to an iron pin at the joint corner of lots nos. 84 and 85; thence along the common line of said lots N. 00-08 W. 125.0 feet to an iron pin at the joint rear corner of lots nos. 85 and 86; thence along the common line of said lots S. 66-27 W. 141.62 feet to an iron pin on the eastern side of Crown Point Court, the point of beginning.

The above property is the same property conveyed to Davidson Enterprises, Inc. by deed of College Properties, Incorporated to be recorded herewith.

which has the address of Lot 85, Kings Mountain Drive, Canebrake, I, Greer
S. C. (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 seised 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 —

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