

GREENVILLE CO. S.C.
MAY 15 4 52 PM '79
DONNIE S. TANKERSLEY
R.M.C.

Box 1268, Greenville, S.C. 29602

MORTGAGE

VOL 1466 PAGE 499

THIS MORTGAGE is made this 15th day of May, 1979, between the Mortgagor, Premier Investment Co., Inc. (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

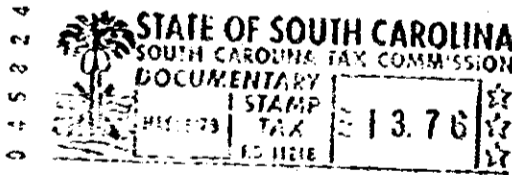
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Four Thousand Four Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 15, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2009.

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 State of South Carolina:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 21 on plat of Homestead Acres, Section II, Revised, recorded in Plat Book 6H at page 77 and having the following courses and distances:

BEGINNING at an iron pin on Maywood Drive, joint front corner of Lots 21 and 22 and running thence with the joint line of said lots, S. 8-45 E. 196.6 feet to an iron pin, joint rear corner of said lots; thence along the rear line of Lot 21, S. 87-50 W. 110.0 feet to an iron pin, joint rear corner of Lots 20 and 21; thence with the joint line of said lots, N. 7-24 W. 182.27 feet to an iron pin on Maywood Drive; thence with Maywood, N. 82-35 E. 70.0 feet and N. 75-23 E. 35.2 feet to an iron pin, the point of beginning.

Being a portion of the property conveyed by Homestead Partnership by deed recorded October 9, 1978 in Deed Book 1089 at page 526.



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which has the address of Lot 21, Maywood Drive, Taylors, S.C. 29687 (Street) (City) (State and Zip Code) (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.

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