

FILED
GREENVILLE CO. S. C.
May 28 10 09 AM '79

MORTGAGE

VOL 1467 PAGE 925

DOONIE S. TANKERSLEY
R.M.S.
THIS MORTGAGE was made this 25th day of May 1979, between the Mortgagor, Premier Investment Co., Inc. (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Box 10121, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Seven Thousand Two Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 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 March 1, 2005

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:

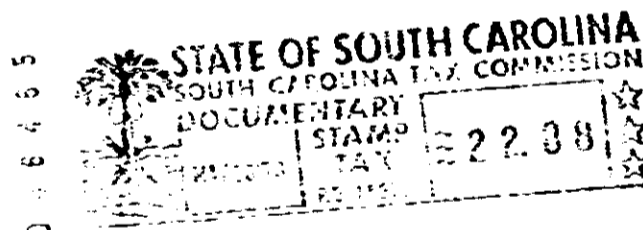
All that certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown as Lot 144, on plat of Devenger Place, Section 9, recorded in Plat Book 6H, at page 71, and having, according to said plat, the following metes and bounds, to wit:

Beginning at a point on Bloomfield Court at the joint front corner of Lots 144 and 145 and running with the line of Lot 145, N. 33-52 W. 197.7 feet to an iron pin at the joint rear corner of Lots 144 and 145; thence N. 23-25 E. 37.5 feet to an iron pin; thence S. 63-25 E. 210 feet to an iron pin at the joint rear corner of Lots 144 and 143; thence with the line of Lot 143, S. 13-07 W. 131.7 feet to an iron pin on Bloomfield Court; thence with Bloomfield Court, N. 52-19 W. 35 feet and N. 86-21 W. 35 feet to the point of beginning.

Being the same property conveyed to the Mortgagor herein by deed of Devenger Road Land Company to be recorded herewith.

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which has the address of Bloomfield Court, Greer, South Carolina 29651 (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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