

FILED  
GREENVILLE CO. S.C.  
JUN 12 10 04 AM '79  
DONNE S. TANKERSLEY  
R.M.C.

Mortgagee's Address:  
301 College Street  
Greenville, S. C.

VCL 1469 PAGE 845

# MORTGAGE

THIS MORTGAGE is made this EIGHTH day of JUNE,  
19 79 between the Mortgagor, FURMAN COOPER BUILDERS, 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").

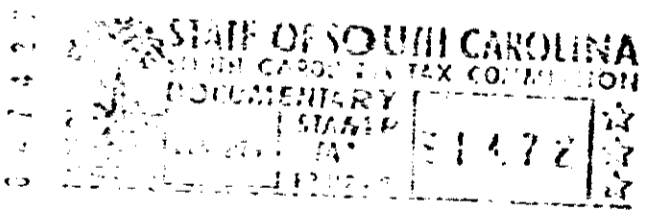
WHEREAS Borrower is indebted to Lender in the principal sum of THIRTY-SIX THOUSAND  
EIGHT HUNDRED AND 00/100 Dollars, which indebtedness is evidenced by Borrower's  
note dated JUNE 8, 1979 (herein "Note"), providing for monthly installments of principal  
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on MAY 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 certain piece, parcel or lot of land situate, lying and being  
in the State of South Carolina, County of Greenville, shown and designated  
as Lot no. 173 on plat of Brentwood, Sec. 4, as recorded in Plat Book 5D at  
page 43 and a more recent plat of Property of Furman Cooper Builders, Inc., dated  
May 31, 1979, prepared by Freeland & Associates, and having, according to the more  
recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Ment Drive, joint front  
corner of lots 172 and 173 and running thence N. 69-59 E., 150.4 feet to an iron pin;  
thence turning and running S. 26-16 E., 100.0 feet to an iron pin; thence running  
with the common line of lots 173 and 174, S. 68-05 W., 150.33 feet to an iron pin on  
Ment Drive; thence running with said Ment Drive, N. 26-03 W., 105.0 feet to an iron pin,  
being the point of beginning.

This is the identical property conveyed to the mortgagor by deed of George O'Shields  
Builders, Inc., to be recorded of even date herewith.



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which has the address of Lot 173, Brentwood Subdivision  
Simpsonville, S.C. (herein "Property Address");  
(City)  
(Size 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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