

P. O. Box 937, Greenville, S.C. 29602

SEP 27 10 10 PM '79

BOOK 1481 PAGE 889

GREENVILLE S.C.

MORTGAGE
(Construction—Permanent)

THIS MORTGAGE is made this 25th day of September, 1979, 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 Fifty-Three Thousand Five Hundred Fifty and No/100----- Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated September 25, 1979, (herein "Note"), providing for monthly installments of interest before the amortization commencement date and for monthly installments of principal and interest thereafter, with the balance of the indebtedness, if not sooner paid, due and payable on June 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, (b) the performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated September 25, 1979, (herein "Loan Agreement") as provided in paragraph 24 hereof, and (c) 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:

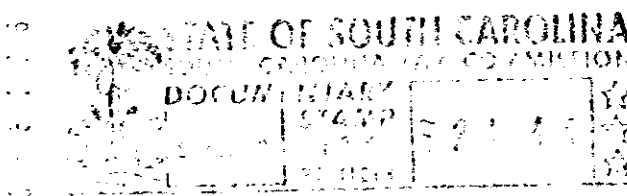
All that certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown as Lot 186, on plat of Devenger Place, Section 10, said plat being recorded in the RMC Office for Greenville County in Plat Book 7 C, at page 6, and having according to said plat the following courses and distances, to-wit:

Beginning at an iron pin on the Northern edge of Leeward Terrace at the joint front corner of Lots 186 and 187 and running thence with the line of Lot 187, N. 4-18 E. 150 feet to an iron pin; thence S. 85-42 E. 90 feet to an iron pin at the joint rear corner of Lots 185 and 186; thence with the line of Lot 185, S. 4-18 W. 150 feet to an iron pin on the edge of Leeward Terrace; thence with Leeward Terrace, N. 85-42 W. 90 feet to an iron pin, the point of beginning.

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

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Derivation:



which has the address of Lot 186, Leeward Terrace Greer, South Carolina 29615 in "Property Address";
[Street] [City] [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, 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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