

P. O. Drawer 408  
Greenville, S.C. 29602

FILED  
SEP 26 9 15 AM '79  
DORRIS TANKERSLEY  
H.M.C.

# MORTGAGE

THIS MORTGAGE is made this 28th day of September,  
1979, between the Mortgagor, Pioneer Properties,  
(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").

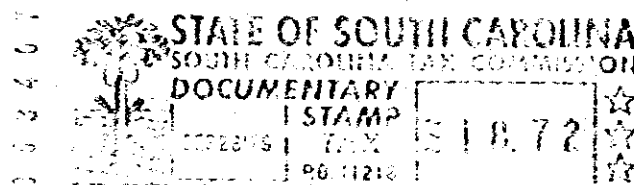
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Six Thousand  
Eight Hundred and No/100----- Dollars, which indebtedness is evidenced by Borrower's  
note dated September 28, 1979, (herein "Note"), providing for monthly installments of principal  
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on  
August 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 Greenville County, State of South Carolina, being shown  
as Lot 88 on Plat of Brookfield East, Section I, which plat is  
recorded in the RMC Office for Greenville County in Plat Book 7 C,  
at page 21, and having according to said plat, the following  
courses and distances, to wit:

Beginning at an iron pin on the Southern edge of Lynchester Road  
at the joint front corner of Lots 87 and 88 and running thence  
with the line of Lot 87, S. 15- 58 W. 149.02 feet to an iron pin;  
thence S. 74-08 E. 88 feet to an iron pin at the joint rear corner  
of Lots 88 and 89; thence with the line of Lot 88, N. 15-58 E.  
148.86 feet to an iron pin on the Southern edge of Lynchester Road;  
thence with Lynchester Road, N. 74-02 W. 88 feet to the point of  
beginning.

Being a portion of the property conveyed unto the Mortgage herein  
by deed of Dee A. Smith Company, Inc. and The Vista Co., Inc., to  
be recorded herewith.



GCTO --- 1 SE 28 79 913

4.15CI

which has the address of Lot 88, Lynchester Road Greenville,  
(Street) (City)  
South Carolina 29615 (herein "Property Address");  
(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 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.

0443

4328 RV-2