

MORTGAGE

RSLEY

THIS MORTGAGE is made this 12th day of October
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").

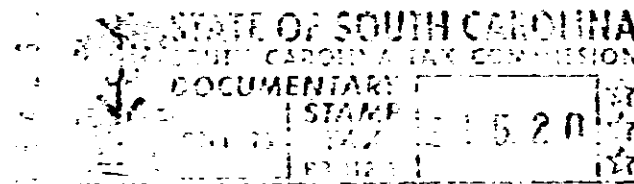
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Eight Thousand and
No/100 Dollars, which indebtedness is evidenced by Borrower's note
dated October 12, 1979 (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on April 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, South Carolina, being shown as Lot 12
on Plat of Homestead Acres II, recorded in the RMC Office for
Greenville County in Plat Book 6-H, at page 77, and having according
to said plat the following courses and distances, to wit:

Beginning at an iron pin on the Northern edge of Havenhurst Drive
at the joint front corner of Lots 11 and 12 and running thence
with the line of Lot 11, N. 15-59 E. 229.96 feet to an iron pin;
thence S. 41-34 E. 170.05 feet to an iron pin at the joint rear
corner of Lots 12 and 13; thence with the line of Lot 13, S. 37-45 W.
159.7 feet to an iron pin on the Northern edge of Havenhurst Drive;
thence with Havenhurst Drive, N. 62-54 W. 48.55 feet to an iron
pin; thence still with Havenhurst Drive, N. 73-35 W. 36.6 feet to
an iron pin at the point of beginning.

This is a portion of the property conveyed unto the Borrower herein
by deed of Homestead Partnership, recorded October 9, 1978, in
Deed Book 1089, at page 526.



which has the address of Lot 12, Havenhurst Drive, Taylors,
[Street] [City]
South Carolina 29687 (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 improve-
ments 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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