

P. O. Drawer 408
Greenville, S.C. 29608

GREENVILLE COUNTY S.C.
DEC 12 11 04 AM '79

REC-1490 1438379

GREENVILLE COUNTY S.C.
R.H.C. TANNERS
MORTGAGE

THIS MORTGAGE is made this 11th day of December, 1979, between the Mortgagor, Dee Smith Company, 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").

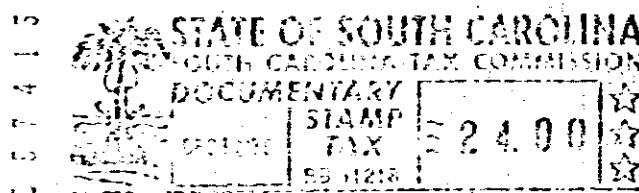
WHEREAS Borrower is indebted to Lender in the principal sum of Sixty Thousand and No/100--- Dollars, which indebtedness is evidenced by Borrower's note dated December 11, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 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 County of Greenville, State of South Carolina, being shown as Lot 14 on plat of Brookfield West, Section I, which plat is recorded in the RMC Office for Greenville County in Plat Book 7 C, at page 19, and having the following courses and distances to wit:

Beginning at an iron pin on the Eastern edge of Cobblestone Road at the joint front corner of Lots 13 and 14 and running thence with the line of Lot 13 N. 39-49 W. 150 feet to an iron pin; thence S. 50-11 E. 159.17 feet to an iron pin at the joint rear corner of Lots 14 and 15; thence with the line of Lot 15, S. 60-21 W. 178.83 feet to an iron pin on the Eastern edge of Cobblestone Road; thence with Cobblestone Road N. 39-55-26 W. the chord of which is 98.02 feet to an iron pin at the point of beginning.

This is a part of property conveyed unto the Borrower herein by deed of Dee A. Smith, by deed recorded in Deed Book 1089, at page 109, on October 3, 1978, and by deed of The Vista Co., Inc., to be recorded herewith.



which has the address of Lot 14, Cobblestone Road Greenville, South Carolina 29606 (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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