

301 College St
Greenville, SC

FILED
GREENVILLE CO. S.C.

BOOK 1532 PAGE 295

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DONNIE W. TAYLOR SLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 9th day of February,
19 81, between the Mortgagor, John A. Bolen, 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 One Hundred Thousand
and no/100 ----- Dollars, which indebtedness is evidenced by Borrower's
note dated February 9, 1981 (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January
...1, 2012.....; *

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:

being shown and designated as Lot Number 120 of Pebble Creek
subdivision, Phase I, on plat recorded in Plat Book 5-D at
Pages 1 through 5, inclusive; said lot fronting on Stalling
Road.

This is the same property conveyed to the Mortgagor by deed
of Pebblepart, Ltd, a South Carolina limited partnership,
recorded on even date herewith.

*The within Renegotiable Rate Mortgage is modified by the terms
and conditions of the attached Renegotiable Rate Mortgage Rider
which is attached hereto and made a part of this mortgage instru-
ment.

ALSO, mortgagor grants to mortgagee, its successors and assigns, an ease-
ment and right of way for ingress and egress over and across the common
driveway crossing Lot No. 121. This driveway shall be used in common
by the owners of Lots Nos. 118, 119, 120 & 121 to gain access to each

of said lots from Stallings Road.

which has the address of Lot 120, Stalling Road, Pebble Creek, Phase I,
Greenville County, SC (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.

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