

GREENVILLE  
MAY 22 3 23 PM '81  
R.H.C.  
WATKINSLEY

# MORTGAGE

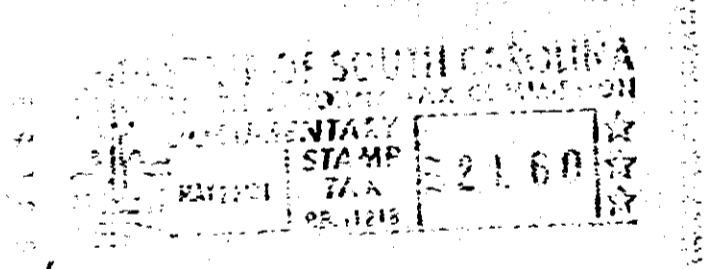
BOOK 1541 PAGE 927

THIS MORTGAGE is made this 22 day of May, 1981, between the Mortgagor, Professional Builders & Associates, a Partnership (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S.C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-four thousand and no/100 (\$54,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May, 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 September 1, 2011

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 on the Southwestern side of Quail Run Circle and being known and designated as Lot 5 on a plat of Quail Run made by Freeland & Associates on November 20, 1980 and recorded in the RMC Office for Greenville County in Plat Book 7X at Page 63, reference being had to said plat for a more complete metes and bounds description.

The above described property is the same acquired by the Mortgagor by deed from UFS Service Corporation dated May 21, 1981, to be recorded herewith.



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which has the address of Lot 5, Quail Run Circle, Fountain Inn, South Carolina 29644 (Street) (City) (State and Zip Code) (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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