

MORTGAGE

FILED
 THIS MORTGAGE is made this 28th day of January,
 1982, between the Mortgagor, Premier Investment Co., Inc.
 (herein "Borrower"), and the Mortgagee, First Federal
 Savings and Loan Association of South Carolina, 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 Seventy-Five
Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's
 note dated January 28, 1982 (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, 2013

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 piece, parcel or lot of land lying in the State of
 South Carolina, County of Greenville, shown as Lot 299 on plat
 of Canebrake, Phase III, recorded in Plat Book 7 X at page
 97 and having such courses and distances as will appear by
 reference to said plat.

Being the same property conveyed by College Properties, Inc.
 by deed recorded herewith.

RECORDED
 DOCUMENTARY
 JAN 28 1982

which has the address of Lot 299, Canebrake III, Greer, S.C. 29651
(Street) (City)
(State and Zip Code) (herein "Property Address");

420 0 20041801

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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