301 College Street Greenville, SC

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GREENVEL F. CO. S. C.

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## MAR 31 2 WNORTGAGE

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this Smith 6 Steele Builders, Inc.  (herein "Borrower"), and the Mortgagee, First Federal (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 Eighty-seven Thousand,  WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-seven Thousand,  Dollars, which indebtedness is evidenced by Borrower's Five Hundred and No/100—  Dollars, which indebtedness is evidenced by Borrower's Five Hundred and No/100—  (herein "Note"), providing for monthly installments of principal installments of principal states of the principal stat		. 31st	Jam of	day of		
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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, the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, urents, 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 fleclarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

SOUTH CAROLINA — 1 to 4 Formily—4-75—FNMA/FHLING UNIFORM INSTRUMENT (with amendment) adding Para. M

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