

FILED  
GREENVILLE CO. S.C.

JUN 21 3 37 PM '84

DONNIE S. WALKER  
R.M.C.

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BOOK 87 PAGE 1349

# MORTGAGE

THIS MORTGAGE is made this 21st day of June, 1984, between the Mortgagor, SMITH & STEELE BUILDERS, 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 One hundred seventy-five thousand (\$175,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 21, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 21, 1985;

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 Greenville County, South Carolina, in Austin Township, School District 299, in the southern outskirts of the Town of Mauldin, being shown and designated as all of Lot No. 14 and the eastern portion of Lot No. 15 on a Plat of Subdivision of Property of C. A. Rice and Jessie M. Rice, recorded in the RMC Office for Greenville County in Plat Book J, at Page 153, and having, according to a more recent survey by Richard D. Wooten, Jr., dated June 20, 1984, recorded in the RMC Office for Greenville County in Plat Book 105, at Page 28, the following metes and bounds:

BEGINNING at an iron pin at a new right of way on East Butler Avenue, and running thence with East Butler Avenue, S 84-44-42 E, 107.51 feet to an iron pin; thence still with East Butler Avenue, S 30-44-44 E, 16.22 feet to an iron pin at the intersection of East Butler Avenue and Owens Lane (formerly Cemetery Road); thence with Owens Lane, S 20-13-35 W, 191.05 feet to an iron pin; thence still with Owens Lane, S 27-42-32 W, 155.09 feet to an iron pin; thence N 03-50-05 E, 341.12 feet to an iron pin on East Butler Avenue, the point of beginning.

This is the same property conveyed to the Mortgagors Woods, Jr. and T. R. Thompson, dated June 21, 1984, to be recorded simultaneously herewith:

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
DOCUMENTARY TAX  
JUN 21 1984  
TAX \$ 70.00

PAID, SATISFIED AND CANCELLED  
First Federal Savings and Loan Association  
of Greenville, S.C. Same As First Federal  
Savings and Loan Association of S.C.

which has the address of 7 East Butler Avenue,  
(Street)  
SC 29662 (herein "Property Address");  
(State and Zip Code)

WITNESS

*[Signature]*  
*[Signature]*

RECORDED  
JUN 21 1984  
FILED  
D. WALKER  
R.M.C.

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