

GREENWOOD SAVINGS AND LOAN ASSOCIATION  
MORTGAGE

1333 602

THIS MORTGAGE is made this \_\_\_\_\_ day of \_\_\_\_\_, 19 75 ,  
between the Mortgagor, Properties Unlimited, Inc. \_\_\_\_\_

\_\_\_\_\_ (herein "Borrower"),  
and the Mortgagee, GREENWOOD SAVINGS AND LOAN ASSOCIATION \_\_\_\_\_, a corporation  
organized and existing under the laws of The State of South Carolina \_\_\_\_\_, whose address  
is 121 Court Street, Greenwood, South Carolina \_\_\_\_\_ (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Fifty  
Thousand and No/100-----Dollars, which indebtedness is evidenced by Borrower's note of  
even date herewith (herein "Note"), providing for monthly installments of principal and interest,  
with the balance of the indebtedness, if not sooner paid, due and payable on the 1st day of \_\_\_\_\_  
February, 2000 \_\_\_\_\_;

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 those pieces, parcels or lots of land lying and being in the County of Greenville,  
State of South Carolina and being known and designated as the front portions of Lots  
25 and 26 on plat of property of James M. Edwards recorded in the R.M.C. Office for  
Greenville County in Plat Book EE at page 60 and having according to said plat the  
following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Wade Hampton Boulevard and Cherokee  
Drive, thence with the southwestern side of Cherokee Drive S. 48-42 E., 225.1 feet  
to an iron pin; thence S. 43-0 W 96.7 feet to an iron pin on the joint line of Lots  
25 and 26; thence continuing across Lot 25 S. 43-00 W., 100 ± feet to a point;  
thence with the western side of Lot 25, N. 47-08 W., 225 feet to an iron pin on  
the eastern side of Wade Hampton Boulevard; thence N. 42-52 E., 100 feet to an  
iron pin at the joint corner of Lots 26 and 25; thence continuing with Wade  
Hampton Boulevard N. 43-0 E., 90 feet to an iron pin the point of beginning.

Mortgagor however reserves unto itself, its heirs and assigns, an easement for  
ingress and egress from Cherokee Drive to adjacent property presently belonging  
to the mortgagor (said property being the rear portion of Lot 25 referred to  
above) over the southeastwardly 15 feet of the above described mortgaged premises.



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, appur-  
tenances, 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 Mort-  
gage; and all of the foregoing, together with said property (or the leasehold estate in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title  
insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness  
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future  
Advances secured by this Mortgage.