

FILED GREENVILLE CO. S. C. MORTGAGE

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THIS MORTGAGE is made this 22nd day of March, 1976, between the Mortgagor, R. E. Gregory & Co., Ltd.

(herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

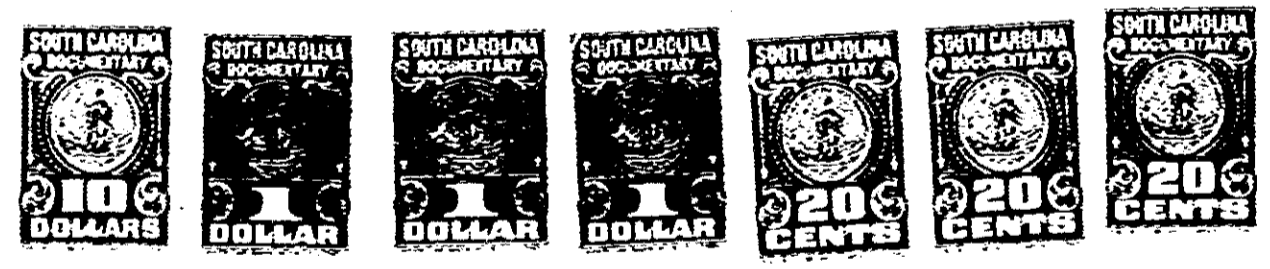
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Four Thousand and No/100----- Dollars, which indebtedness is evidenced by Borrower's note dated March 22, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2001

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 situate, lying and being in the County of Greenville, State of South Carolina, on the Eastern side of Governors Square, being shown and designated as Lot No. 18 as shown on a plat of Governors Square prepared by W. R. Williams, Jr., Engineer/Surveyor, dated October 17, 1975, recorded in the Office of the RMC for Greenville County, South Carolina, in Plat Book 5-P at Page 8, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Governors Square at the joint front corner of Lots 17 and 18, and running thence with the common line of said two lots, N. 49-14 E. 147.6 feet to an iron pin; thence with the common line of Lots 18 and 20, N. 58-43 W. 90 feet to an iron pin at the joint corner of Lots 18, 19 and 20; thence with the common line of Lots 18 and 19, S. 84-27 W. 101.1 feet to an iron pin on the Eastern side of Governors Square; thence with the Eastern side of Governors Square, the following courses and distances: S. 16-44 E. 50 feet to an iron pin, S. 26-12 E. 50 feet to an iron pin, S. 35-40 E. 50 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Governors Square Associates, a Partnership, by deed of even date.



which has the address of Lot 18, Governors Square, Greenville, South Carolina (Street) (City) (herein "Property Address"); (State and Zip Code)

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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