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GREENVILLE CO. S. C.

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# MORTGAGE

THIS MORTGAGE is made this 10th day of March 1977, between the Mortgagor, Premier Investment Co., Inc. (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-two Thousand Four Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 10, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2006

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 \_\_\_\_\_ 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 96 on plat of Devenger Place, Section 2, recorded in Plat Book 5D at page 8 and having the following courses and distances:

BEGINNING at an iron pin on Longstreet Drive, joint front corner of Lots 96 and 97 and running thence with joint line, S 1-31 E. 153.6 feet and S. 8-46 E. 35 feet to an iron pin; thence along the rear line of Lot 96, S. 80-47 W. 44 feet to an iron pin, joint rear corner of Lots 95 and 96; thence with joint line of said lots, N. 33-11 W. 202.9 feet to an iron pin on Longstreet Drive; thence with said drive, N. 68-59 E. 75 feet and S. 88-50 E. 75.1 feet to the point of beginning.

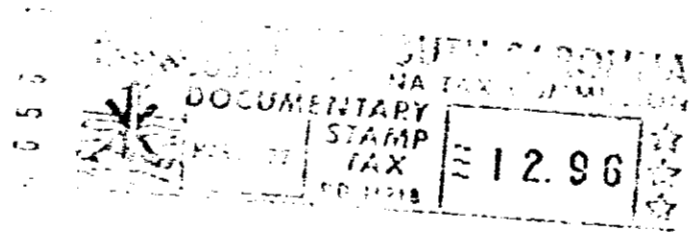
Being the same property conveyed to the mortgagor herein by John G. Cheros as Trustee for Loyd G. Boyer and Alonzo M. DeBruhl, recorded March 11, 1977.

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which has the address of Lot 96 Devenger Place, Greenville, County, Graer, 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 seized 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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