

# MORTGAGE

THIS MORTGAGE is made this 19th day of April, 19 77,  
between the Mortgagor, DEE SMITH COMPANY, INC.

(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 Fifty-Five Thousand, Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 19, 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 April 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 on the southwestern side of Devonwood Court, County of Greenville, State of South Carolina, and being known and designated as Lot No. 12 as shown on a plat of Cambridge Park Subdivision prepared by Dalton & Neves Co., Engineers, dated June 1, 1972, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-R, at page 11, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Devonwood Court, joint front corner of Lots Nos. 12 and 13, and running thence with the joint line of said lots, S. 40-19 W., 116.1 feet to an iron pin, joint rear corner of said lots; running thence with the rear line of Lot No. 12, N. 56-32 W., 150 feet to an iron pin, joint rear corner of Lots Nos. 12 and 11; running thence with the joint line of said lots, N. 69-08 E., 154 feet to an iron pin in the southwestern side of Devonwood Court; running thence with the southwest side of said Court, S. 48-59 E., 74.7 feet to an iron pin, point and place of beginning.

Being a portion of property conveyed to Mortgagor herein by deed of C. Lee Dillard, recorded in the RMC Office for Greenville County, S.C., in Deed Book 946, at page 47, and being the same property formerly held in the name of Imperial Properties, Inc. Imperial Properties, Inc. has changed its name to Dee Smith Company, Inc. See Articles of Name Change filed in the RMC Office for Greenville County, S. C., in Deed Book 1018, Page 775.

DOCUMENTARY  
STAMP  
TAX  
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which has the address of Lot #12, 356 and 358 Devonwood Court, Taylors,  
(Street) (City)  
S.C. 29687 (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.

S.C. 29687

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