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BOOK 1407 PAGE 330

MORTGAGE

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THIS MORTGAGE is made this 16 day of August, 1977, between the Mortgagor, Joint Ventures, Inc., and Premier Investment Co., 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").

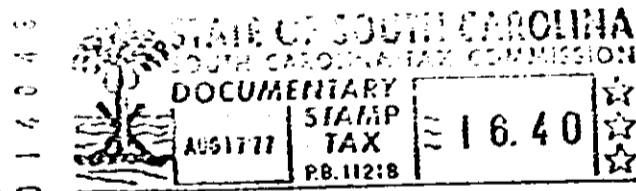
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-one Thousand and no/100--- Dollars, which indebtedness is evidenced by Borrower's note dated August 16, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2007;

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 lot of land in Greenville County, said State, being shown as Lot 56 on plat of Section V, Edwards Forest, recorded in Plat Book 5P at page 6 in the RMC Office for Greenville County, and having the following metes and bounds:

Beginning at an iron pin on Tanner Road at the joint front corner of Lot 57; thence with joint line of said lots, N 66-30 W 150 feet to an iron pin; thence S 25-05-25 W 99.06 feet to an iron pin; thence with line of Lot 55, S 63-05 E 150 feet to an iron pin on Tanner Road; thence with Tanner Road, N 25-06 E 108 feet to the beginning corner.

Being a portion of the property conveyed to Joint Ventures, Inc., by Daniel L. Cunningham, by deed recorded July 23, 1973, in Deed Book 979 at page 562, and a one-half interest in the within lot conveyed by Joint Ventures, Inc., to Premier Investment Co., Inc., by deed dated August 16, 1977, recorded August 17, 1977, in the RMC Office for Greenville County.



which has the address of Tanner Road, Taylors, (City) S. C. 29687 (State and Zip Code) (herein "Property Address");

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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