

FILED
GREENVILLE CO. S. C.

MAR 17 2 40 PM '78

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE
(Construction—Permanent)

THIS MORTGAGE is made this 17th day of March,
1978, between the Mortgagor, Premier Investment Co., Inc.

, (herein "Borrower"), and the Mortgagee, South Carolina
Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of
America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

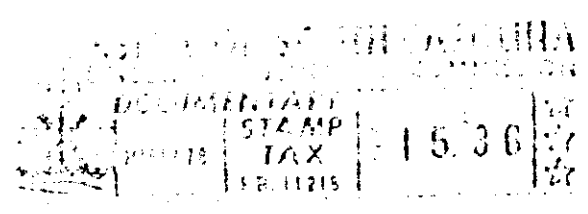
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Eight Thousand Four Hundred
and no/100 Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated March 17, 1978, (herein "Note"),
providing for monthly installments of interest before the amortization commencement date and for monthly install-
ments of principal and interest thereafter, with the balance of the indebtedness, if not sooner paid, due and payable
on November 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, (b) the performance
of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Bor-
rower dated March 17, 1978, (herein "Loan Agreement") as provided in paragraph 24
hereof, and (c) 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 14 on plat of Devenger Place, Section 7, recorded
in Plat Book 5 P at page 3 and having, according to said plat, the following
courses and distances:

BEGINNING at an iron pin on Richfield Terrace, joint front corner of Lots 14 and
15 and running thence with joint line of said lots, S. 3-49 E. 150 feet to an iron
pin; thence along rear line of Lot 14, S. 86-11 W. 90 feet to an iron pin; thence
with joint line of Lots 13 and 14, N. 3-49 W. 150 feet to an iron pin on Richfield
Terrace; thence with Richfield Terrace, N. 86-11 E. 90 feet to an iron pin, the
point of beginning.

Being the same property conveyed by Devenger Road Land Company, a Partnership,
by deed recorded herewith.



Derivation:

which has the address of Lot 14, Richfield Terrace, Greer, S. C. 29651

(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 im-
provements 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 at-
tached to the property, all of which, including replacements and additions thereto, shall be deemed to be and re-
main 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 gen-
erally 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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