

P. O. Box 969  
Greer, S. C. 29651

FILED  
GREENVILLE CO. S. C.

BOOK 1433 PAGE 88

MAY 24 4 42 PM '78  
**MORTGAGE**

SCHEMIE S. TANKERSLEY  
R.H.C.

THIS MORTGAGE is made this 24th day of May, 1978,  
between the Mortgagor, Premier Investment Co., Inc. and Joint Ventures, 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").

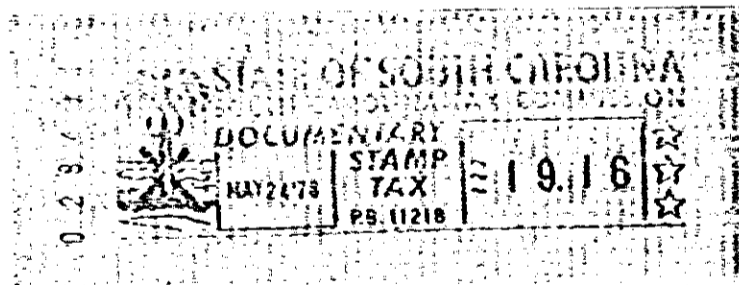
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Seven Thousand Nine Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 24, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 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 \_\_\_\_\_, 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 44 on plat of Edwards Forest, Section 5, recorded in Plat Book 5 P at page 6 and having the following courses and distances:

BEGINNING at an iron pin on Shelly Lane, joint front line of Lots 44 and 43 and running thence with the joint line of said lots, S. 59-00 E. 140 feet to an iron pin, joint rear corner of said lots; thence along the rear line of Lot 44, S. 32-32-20 W. 103.49 feet to an iron pin on joint line of Lots 44 and 45; thence with the joint line of said lots, N. 55-35 W. 140 feet to an iron pin on Shelly Lane; thence with Shelly Lane, N. 32-42-13 E. 85.17 feet and N. 31-00 E. 10 feet to the point of beginning.

Being a portion of the property conveyed by Daniel L. Cunningham by deed recorded July 23, 1973 in Deed Book 979 at page 562 and by Joint Ventures, Inc. to Premier Investment Co., Inc. (an undivided one-half interest in said lot) by deed recorded herewith.



which has the address of Lot 44, Shelley Lane, Greenville County, S. C.  
(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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