

MORTGAGE

THIS MORTGAGE is made this 30th day of November 1978, between the Mortgagor, Threatt Enterprises, Inc. (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-five thousand and no/100ths (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 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 December 1, 1981,

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 those, pieces, parcel or lots of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lots 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14 and 15 on plat entitled Supreme Forest dated October 26, 1972, prepared by Piedmont Engineers and Architects, Surveyors, and recorded in the RMC Office for Greenville County in Plat Book 4-X at Page 6 on February 6, 1973. A reference is hereby made to the aforesaid plat of Supreme Forest recorded in the RMC Office for Greenville County for a more complete metes and bounds, description.

ALSO: All that piece, parcel or lot of land in Greenville County, State of South Carolina, on the northern side of Misty Creek Lane, being shown and designated on a plat of Supreme Forest Subdivision, made by Piedmont Engineers and Architects, October 26, 1972 and being entitled "Reserved by Owner" according to plat recorded in the RMC Office for Greenville County in Plat Book 4-X at Page 6 on February 6, 1973. The above described lot is bounded on the west by Staunton Bridge Road, on the north by property of Bethlehem Methodist Church, on the east by Lots 1 and 3, and on the south by Misty Creek Lane. A reference is hereby made to the aforesaid plat of Supreme Forest recorded in the RMC Office for Greenville County in Plat Book 4-X at Page 6 for a more complete description.

This is a portion of the property conveyed to B-T-M Corporation by deed of Walter W. Goldsmith and James L. Love recorded in the RMC Office for Greenville County in Deed Book 947 at Page 299 on June 28, 1972. B-T-M Corporation has since become Threatt Enterprises, Inc.

The Release price on the above lots will be \$4,000.00 per lot.

which has the address of 13 Lots, Supreme Forest Subdivision, Greenville, South Carolina (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 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.

CORRECTION N 3079 117

25 OCT

10190

4328 RV-2