

MAR 21 4 42 PM '79

# MORTGAGE

DOHNIE S. TANKERSLEY  
 R. W. HIGGS MORTGAGE is made this 21st day of March, 1979,  
 between the Mortgagor, 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").

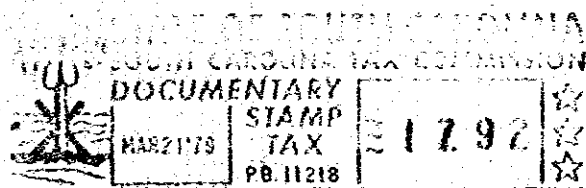
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Four Thousand  
Eight Hundred and no/100 Dollars, which indebtedness is  
 evidenced by Borrower's note dated March 21, 1979 (herein "Note"), providing for monthly install-  
 ments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on  
September 1, 2008;

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 31 on plat of Edwards Forest, Section 5,  
 recorded in Plat Book 4 X at page 50 and having the following courses and  
 distances:

Beginning at an iron pin on Ryan Street, joint front corner of Lots 30 and 31  
 and running thence with the joint line of said lots, S. 64-37 W. 153.6 feet to  
 an iron pin, joint rear corner of said lots; thence along the rear line of  
 Lot 31, N. 20-48-27 W. 104.8 feet to an iron pin, joint rear corner of Lots  
 31 and 32; thence with the joint line of said lots, N. 70-22-48 E. 149.92 feet  
 to an iron pin on Ryan Street; thence along said street, S. 22-30-38 E. 95.47  
 feet to an iron pin, the point of beginning.

Being the portion of the same property conveyed by Joint Ventures, Inc.  
 by deed recorded herewith.



which has the address of Lot 31 Ryan Street, Taylors, S. C. 29687  
 (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 improve-  
 ments 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.

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