

FILED
GREENVILLE CO. S. C.
SEP 11 3 47 PM '79
DONN E. TANKERSLEY
R.M.C.

BOOK 1480 PAGE 300

MORTGAGE

THIS MORTGAGE is made this tenth (10th) day of September, 1979, between the Mortgagor, Creative Investors, a partnership, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-three Thousand Five Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 10, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 10/1/2004

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:

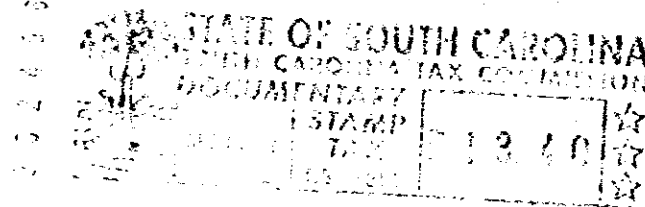
All that certain piece, parcel or lot of land located in the City of Greenville, County of Greenville, State of South Carolina, shown on a survey entitled Property of Creative Investors, prepared by Clarkson Surveying, dated August 31, 1979, and having, according to said survey, the following metes and bounds, to wit:

BEGINNING at a point located on the northeastern right-of-way of East Montclair Avenue (formerly Fairview Avenue), approximately 182 feet from the right-of-way of Main Street; thence N. 23-30 E. 165 feet to a point; thence S. 66-04 E. 85 feet to a point; thence S. 23-30 W. 165 feet to a point on the right-of-way of East Montclair Avenue, thence along said right-of-way N. 66-04 W. 85 feet to the point of BEGINNING.

Said property was designated as lot #18 of the Addition to Highland Terrace on a plat which was recorded in the RMC office for Greenville County in Plat Book L at Page 49.

Mortgagor, Creative Investors, is a South Carolina partnership consisting of Edward W. Clay, Jr., and Douglas M. Wilson.

Derivation: Deed from Julia R. Maroney to Mortgagor recorded in Deed Book III at Page 165, herewith.



which has the address of 13 East Montclair Avenue, Greenville, S.C. 29609,
(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 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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