

P. O. Box 937
Greenville, S.C. 29602

GREENVILLE CO. S.C.

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GREENVILLE S.C. 29602

BOOK 1481 PAGE 885

MORTGAGE (Construction—Permanent)

THIS MORTGAGE is made this 25th day of September, 1979, 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").

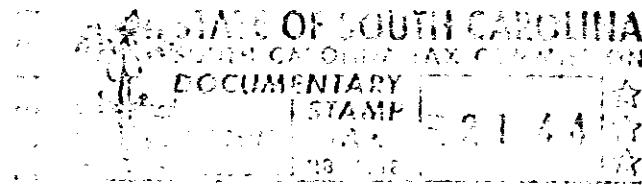
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Three Thousand Five Hundred Fifty and No/100 Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated September 25, 1979, (herein "Note"), providing for monthly installments of interest before the amortization commencement date and for monthly installments of principal and interest thereafter, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2010;

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 Borrower dated September 25, 1979, (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 Greenville, State of South Carolina:

All that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, being shown as Lot 81 on plat of Devenger Place, Section 3, which plat is recorded in the RMC Office for Greenville County in Plat Book 5P, at page 99, and having such courses and distances as follows, to wit:

Beginning at an iron pin on the Southern edge of Hedgewood Terrace at the joint front corner of Lots 80 and 81 and running thence with the line of Lot 80, S. 4-18 W. 150 feet to an iron pin; thence S. 85-42 E. 91 feet to an iron pin at the joint rear corner of Lots 81 and 82; thence with the line of Lot 82, N. 4-18 E. 150 feet to an iron pin on the Southern edge of Hedgewood Terrace; thence with Hedgewood Terrace, N. 85-42 W. 91 feet to the point of beginning.

Being the same property conveyed unto the Mortgagor herein by deed of Don H. Collins, recorded July 3, 1979, in Deed Book 1106, at page 34.



Derivation:

which has the address of Lot 81, Hedgewood Terrace Greer, South Carolina 29651 (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 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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