

Post Office Drawer 408  
Greenville, South Carolina 29602

RECORDED  
FILED  
NOV 9 3 14 PM '79  
DONNIE TANNERSLEY  
R.M.C.  
**MORTGAGE**

BOOK 1487 PAGE 760

THIS MORTGAGE is made this 9th day of November,  
1979, between the Mortgagor, Jeffco Enterprises, Inc.,  
(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 Sixty Thousand and  
No/100 (\$60,000.00)---- Dollars, which indebtedness is evidenced by Borrower's  
note dated November 9, 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 December 1, 2009;

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 piece, parcel or lot of land in the County of Greenville, State of South  
Carolina, being the greater portion of Lot No. 148 on Plat of Botany Woods,  
Sector III, recorded in the R.M.C. Office for Greenville County, South Carolina,  
in Plat Book RR at Page 37, and having, according to said Plat and a recent survey  
made by Richard Wooten, Land Surveying Company, the following metes and bounds,  
to-wit:

BEGINNING at an iron pin on the Eastern side of Wilmington Road, the joint front  
corner of Lots Nos. 149 and 148, and running thence with the line of said Lots  
N. 86-39 E. 200 feet to an iron pin; thence with a new line through said Lot  
S. 17-44 E. 130.66 feet to an iron pin; thence with the joint line of Lots Nos.  
148 and 146 S. 56-17 W. 53.16 feet to an iron pin, corner of Lot No. 147; thence  
with the line of Lot No. 147 S. 89-17 E. 189.6 feet to an iron pin on the Eastern  
side of Wilmington Road; thence with the Eastern side of said Road N. 03-21 W.  
140 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by Deed of  
Great American Land Company, Inc., dated December 4, 1978, recorded December 5,  
1978, in Deed Book 1093 at Page 190.

STATE OF SOUTH CAROLINA  
RECORDS AND DEEDS COMMISSION  
DOCUMENTARY  
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which has the address of Lot 148, Wilmington Road, Botany Woods Greenville,  
(Street) (City)  
South Carolina (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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