

Box 1268, Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.

MORTGAGE

BOOK 1494 PAGE 240

JAN 28 3 53 PM '80

THIS MORTGAGE is made this 28th day of January, 1980, between the Mortgagor, TANNERSLEY Devenger Road Land Company, a Partnership (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 Three Hundred Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 28, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on one year from date

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 those pices, parcels or lots of land lying in the State of South Carolina, County of Greenville, shown as Lots 189-198 on plat of DEVENGER PLACE, Section 9, recorded in Plat Book 6H at page 71 and as Lots 201-217 and Lots 230-240 on plat of DEVENGER PLACE, Section 11, recorded in Plat Book 7C at page 91 and having such courses and distances as will appear by reference to said plats.

The lots in Section 9 are a portion of the property conveyed by Bankers Trust of South Carolina as Executor and Trustee under the Will of Fred H. Hudson, recorded September 26, 1978 in Deed Book 1088 at page 618. The lots in Section 11 are a portion of the property conveyed by Bankers Trust of South Carolina as Executor and Trustee under the Will of Fred H. Hudson, recorded November 14, 1975 in Deed Book 1027 at page 333.

Mortgagee agrees to release individual lots from the lien of the within mortgage on the following basis provided any interest deliquent will be collected in addition to the release price applicable:

Lots 189-198 -\$12,000 for each lot released paid toward principal reduction
 Lots 201-217 -\$10,875 for each lot released paid toward principal reduction
 Lots 230-240--\$10,875 for each lot released paid toward principal reduction

STATE OF SOUTH CAROLINA
 DEPARTMENT OF REVENUE
 RECEIVED
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which has the address of lots in Devenger, Section 9, and Devenger, Section 11,
(Street) (City)
Greenville, S. C. (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.

RECORDED

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