

RECORDED  
SOUTH CAROLINA  
JUN 11 4 06 PM '80  
R.M.C. WILMERSLEY

# MORTGAGE

THIS MORTGAGE is made this 10th day of March, 1980, between the Mortgagor, DAVIDSON 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 FORTY-FOUR THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated \_\_\_\_\_, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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, 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, with all buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southwestern side of Saratoga Drive, being known and designated as Lot No. 133, as shown on a plat entitled CANEBRAKE I, made by Enwright Associates, Engineers, Surveyors, dated August 18, 1975, revised April 30, 1976, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-P at page 28, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Saratoga Drive, at the joint corner of Lots Nos. 132 and 133, and running thence with the common line of said lots, S. 29-00 W., 135.00 feet to an iron pin; thence S. 62-51 E., 110.0 feet to an iron pin on the western edge of a future road; thence along the curve of the western side of said road, the chord of which is N. 20-41 E., 107.58 feet to an iron pin; thence with the intersection of said road with Saratoga Drive, N. 16-00 W., 35.36 feet to an iron pin on the southwestern side of Saratoga Drive; thence with the southwestern side of Saratoga Drive, N. 61-00 W., 69.38 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the Mortgagor by deed of College Properties, Inc. recorded in the RMC Office for Greenville County in Deed Book 1087 at page 100 on September 11, 1978.

which has the address of Lot 133, Saratoga Drive, Canebrake I, Greenville County,  
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 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.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY STAMP  
\$17.00  
JUN 11 1980

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