

FILED
GREENVILLE, S. C.
MAY 3 3 32 PM '80
DONNIE W. WALKERSLEY
R.M.C.

BOOK 1502 PAGE 356

MORTGAGE

THIS MORTGAGE is made this 2nd day of May, 1980, between the Mortgagor, SUNBELT PROPERTIES, 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 Fifty-Two Thousand Eight Hundred and 00/100 ----- Dollars, which indebtedness is evidenced by Borrower's note dated May 2, 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 May 1, 1981.....;

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 situate, lying and being in Greenville County, South Carolina, on the Southwestern side of Brockman Drive and being known and designated as Lot No. 63 on plat of Section V, Knollwood Heights, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4R at Pages 91 and 92 and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on the Southwestern edge of Brockman Drive at the joint front corner of Lots 62 and 63 and running thence along a line of Lot 62, S. 07-57-00 W., 179.00 feet to a point; thence along a line of Lots 59 and 58 S. 82-03-00 E., 117.00 feet to a point; thence along a line of Lot 64 N. 07-57-00 E., 179.00 feet to a point on the southwestern edge of Brockman Drive; thence along the Southwestern edge of Brockman Drive N. 82-03-00 W., 117.00 feet to the BEGINNING corner, and being a portion of the property conveyed by Mattie Brockman, et al. to Carolina Land Company, Inc. on December 20, 1972, and recorded on December 27, 1972 in said RMC Office in Deed Book 963 at Page 523.

Being the same property conveyed to the Mortgagor herein by deed from George O'Shields Builders, Inc., recorded of even date herewith.

which has the address of Lot 63, Brockman Drive, Knollwood Heights,
(Street) (City)
Mauldin, S.C.
(State and Zip Code) (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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