

Post Office Drawer 408  
Greenville, South Carolina 29602  
FILED GREENVILLE CO. S. C.  
AUG 28 12 29 PM '80

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**DONNIE MORTGAGE**  
R.H.C.

THIS MORTGAGE is made this 28th day of August, 1980, between the Mortgagor, PREFERRED HOMES, 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-One Thousand One Hundred Fifty and No/100 (\$51,150.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 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 August 1, 2011;

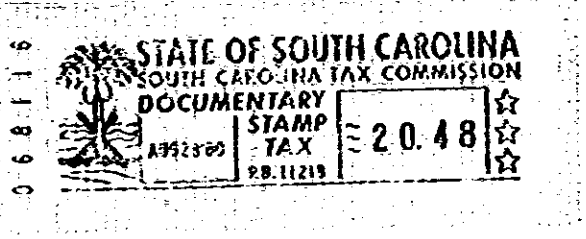
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TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance 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 on the North-western side of the intersection of Kings Mountain Drive and Crown Point Court, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 90 of a Subdivision known as Canebrake, Section I, plat of which is recorded in the R.H.C. Office for Greenville County in Plat Book 5-D at Page 76, and has, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Crown Point Court, the joint front corner of Lots Nos. 89 and 90, and running thence with the Western side of said Court S. 11-22 E. 62.9 feet to an iron pin; running thence S. 22-37 W. 37.23 feet to an iron pin on the Northern side of Kings Mountain Drive; running thence with said Drive S. 61-03 W. 70 feet to an iron pin; thence continuing with said Drive S. 59-23 W. 51.10 feet to an iron pin; running thence N. 20-30 W. 111.10 feet to an iron pin at the joint rear corner of Lots Nos. 89 and 90; running thence with the joint line of said Lots N. 70-27 E. 154.99 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagor herein by United Builders, Inc. by Deed dated and recorded simultaneously herewith.



which has the address of Crown Point Court, Canebrake I, Greer (City), S.C. 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.

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