

GREENVILLE CO. S. C.  
OCT 5 11 54 AM '80  
DONNIE TANKER  
R.M.C. 1980

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# MORTGAGE

THIS MORTGAGE is made this 2nd day of October between the Mortgagor, Jim Williams, Inc (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 East Washington Street, Greenville, S.C. (herein "Lender").

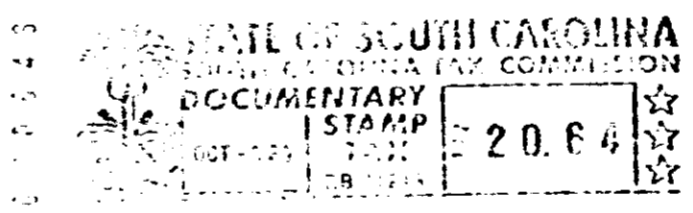
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-One Thousand Six Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 2, 1980 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on October 2, 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 certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, and being known and designated as Lot 178, according to a plat entitled "Heritage Lakes Subdivision" by Heaner Engineering Co., Inc., as revised October 27, 1977, and recorded in the R. M. C. Office for Greenville County in Plat Book 6H, Page 15, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Staplechase Court at the joint front corner of Lots 178 and 179 and running thence N. 89-17 -17 E. 198.4 feet to an iron pin; thence N. 01-49-58 W. 110 feet to an iron pin; thence S. 89-17-17 W. 198.40 feet to an iron pin on Steeplechase Court; thence with said Court S.01-49-58 E. 110 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Comfortable Mortgages, Inc. dated July 21, 1978 and recorded in the Office of the R. M. C. for Greenville County in Deed Book 1092 at page 725 on November 29, 1978.



which has the address of Steeplechase Court, Simpsonville (Street) (City) 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 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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