

FILED  
GREENVILLE COUNTY, S. C.

OCT 10 3 47 PM '80

COMMERCIAL MORTGAGE

1000-10-03

THIS MORTGAGE is made this 10th day of October, 1980, between the Mortgagor, Douglas Company (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 One Hundred Thousand and No/100 (\$100,000.00)-----Dollars, which indebtedness is evidenced by Borrower's note dated October 10, 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 September 1, 2011.....;

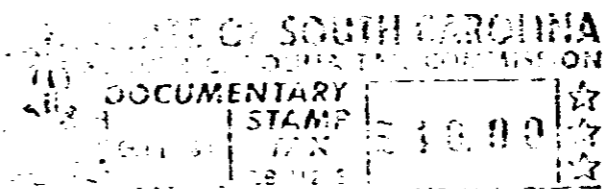
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 Honey Horn Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 49, Phase 1, Holly Tree Plantation, on plat entitled Holly Tree Plantation, prepared by Enwright Associates, Inc., dated May 28, 1973, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4X, at Page 35, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Honey Horn Drive at the joint front corner of Lots Nos. 48 and 49, and running thence with the line of Lot No. 48, N. 63-33-00 W. 139.36 feet to an iron pin at the joint rear corner of Lots Nos. 48 and 49; thence with the rear line of Lot No. 49, S. 18-50-00 W. 165.73 feet to an iron pin at the joint rear corner of Lots Nos. 49 and 50; thence with the line of Lot No. 50, S. 85-08-00 E. 147.44 feet to an iron pin on the Northwestern side of Honey Horn Drive at the joint front corner of Lots Nos. 49 and 50; thence with the Northwestern side of Honey Horn Drive, the following courses and distances: N. 21-27-08 E. 274.11 feet to an iron pin; N. 26-26-00 E. 10.00 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Holly Tree Plantation, A Limited Partnership, dated February 23, 1978, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1074, at Page 192, on February 24, 1978.

The within Renegotiable Rate Mortgage is modified by the terms and conditions of the attached Renegotiable Rate Mortgage Rider which is attached hereto and made a part of this mortgage instrument.



which has the address of Lot 49, Honey Horn Drive, Simpsonville,  
(Street) (City)  
South Carolina 29681 (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.

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