

RECORDED
S. C.
OCT 10 AM '80
WILKINSON

1521-1586

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 18th day of November 1980, between the Mortgagor, REEDY RIVER DEVELOPMENT CORPORATION (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Six Thousand Five Hundred and no/100ths (\$26,500) Dollars, which indebtedness is evidenced by Borrower's note dated November 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 November 1, 2000

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 those certain pieces, parcels or lots of land situate, lying and being on the Southwest side of Mt. Eustis (Beattie Street) in the City of Greenville, County of Greenville, State of South Carolina and being shown and designated as Lots 22 and 24 on plat of "Richland Hills", prepared by Will D. Neves, Engineer, recorded March 16, 1915 and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book "C", at page 228 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Mt. Eustis (Beattie Street) at the joint front corner of Lots 22 and 24 and running thence N. 41-15 W. 80 feet to an iron pin at joint front corner of Lots 24 and 26; thence along line of lots 24 and 26 S. 48-15 W. 85.4 feet to an iron pin at joint rear corner of lots 24 and 23, thence running S. 35-30 E. 80.2 feet to an iron pin to the joint rear corner of lots 22 and 20; thence following line of lots 22 and 20 N. 48-15 E. 93.6 feet, the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Allen M. Goodlett, of even date, to be recorded herewith.

Also all that piece, parcel or lot of land in Greenville County and State of South Carolina, just outside and north of the corporate limits of Greenville being known as Lot 14, Richland Hill and shown on the Township Block Book as Lot 4 of Block 10, at page 188, and having according to the Plat of property of Thomas H. Shockley, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Mt. Zion Street, running thence N. 49-30 W. 110 feet to an iron pin on Richland Creek; thence with Richland Creek as the line 49 feet, more or less, to an iron pin; thence S. 55-30 E. 92 feet to an iron pin on Mt. Zion Street; thence along Mt. Zion Street N. 64-30 E. 40 feet to an iron pin, the point of beginning. This being the same property conveyed to the Mortgagor herein by deed of John W. Grady, III, of even date, to be recorded herewith.

which has the address of 111 Mt. Eustis Street and Greenville, S. C. (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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